

## BRIDGTON BOARD OF SELECTMEN'S MEETING AGENDA

**DATE:** Tuesday, February 23, 2021

**TIME:** 4:00 P.M.

**PLACE:** VIRTUAL

Board of Selectmen Recurring

Please join my meeting from your computer, tablet or smartphone.

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1. Call to Order
2. Pledge of Allegiance
3. 4:00 P.M. Executive Session per MRS Title 1 Section 405.6.E. Ordinance Consultation with Legal
4. Approval of Minutes
  - a. February 9, 2021
5. Public Comments on Non-Agenda Items (Each speaker *may* be limited to 3 minutes.)
6. Committee/Liaison Reports
7. Correspondence, Presentations and Other Pertinent Information
  - a. Request for Outdoor Seating on Depot Street; Christian Cuff, Vivo Italian Kitchen
8. New Business
  - a. Awards and Other Administrative Recommendations
    1. Re-allocation of Community Development Block Grant -COVID (CDBG-CV) Funds
    2. Discussion of Economic Development
  - b. Permits/Documents Requiring Board Approval
    1. Road Name Change from Starry Lane to Tall Pines Drive
    2. Certification of Proposed Ordinance Entitled "Amendment to Town of Bridgton Official Zoning Maps to Rezone a Parcel of Land Located at 2 Cottage Street"
    3. Certificate of Commitment of Sewer User Rates Commitment #248
    4. Investment Committee Member Application from Roseanna D. Richards
  - c. Selectmen's Concerns
  - d. Town Manager's Report/Deputy Town Manager's Report
9. Old Business (Board of Selectmen Discussion Only)
  - a. Wastewater Status Update
    1. Notification to Every Lot Owner (Timelines and Contact Information)
  - b. Streetscape: Upper and Lower Main Street Status Update
  - c. Wastewater Hookup: Low Income Policy Status Update

10. Treasurer's Warrants
11. Public Comments on Non-Agenda Items (*Each speaker **may** be limited to 3 minutes.*)
12. Dates for the Next Board of Selectmen's Meetings  
March 1, 2021 at 9:00 A.M. (Budget Workshop)  
March 2, 2021 at 3:00 P.M. (Budget Workshop)  
March 9, 2021 at 4:00 P.M.  
March 23, 2021
13. Adjourn

Future Agenda Items:

1. Workshop for Review of Committees

**Town Manager's Notes  
Board of Selectmen's Meeting  
February 23, 2021**

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Executive Session: Attorney Consultation**
  - a. **Motion:** *Move to enter Executive Session pursuant to MRS Title 1 Section 405.6E to discuss legal matters pertaining to ordinances.*
4. **Approval of Minutes**
  - a. February 9, 2021  
**Suggested Motion:** *Move to approve the February 9, 2021 Selectboard Minutes.*
6. **Committee/Liaison Reports**
7. **Correspondence, Presentations and Other Pertinent Information**
  - a. In preparation for the upcoming summer season, Christian Cuff, owner of Vivo Italian Kitchen, is requesting closure of the same area of Depot Street that was approved last year. Please refer to his email in your binder. From your June 9, 2020 meeting: "In response to the Covid-19 pandemic and the Governor's Executive Orders, the businesses on Depot Street (in the cited area) are requesting the closure of the street to non-emergency vehicles from the bridge to Tasteful Things. Owner of Vivo, Christian Cuff, presented the proposal noting that all safety issues have been addressed. Motion was made by Selectman Lone to approve the closure of Depot Street to non-emergency vehicles between the bridge and Tasteful Things for retail and outdoor seating. Said permission to expire September 1, 2020; second from Selectman Packard. 5 approve/0 oppose"  
**Suggested motion:** *Move to approve the same area of closure on Depot Street as last year.*
8. **New Business**
  - a. **Awards and Other Administrative Recommendations**
    1. The Community Development Director is requesting reallocation of the CDBG-CV funds originally purposed for rental relief to being allocated to the Winter Wear Program, deep cleaning of Town Offices, and outdoor equipment for Recreational Programs. The re-allocation has been approved by County. Please refer to the memo in your binder from the Community Development Director.  
**Suggested motion:** *Move to approve the re-allocation of CDBG-CV funds to the Cumberland County approved purposes.*
    2. As a springboard to start a discussion of how to proceed with an Economic Development Program, please refer to Achieving a Successful Development Project: Roadmap to Growth provided by the Community Development Director. She will be present to participate in the discussion.

b. Permits/Documents Requiring Board Approval

1. Laurie Chadbourne, E-911 Addressing Officer, received the following Proposed Street Name Request that has been reviewed by Cumberland County E-911 (Please refer to the packet in your binder):
  - i. ***Suggested motion:*** Move to approve the road name change from Starry Lane to Tall Pines Drive for the private way sited on Map 13 Lot 10A owned by Martin Wesolowski.
2. Justin McIver, through his attorney, is requesting an amendment to the Land Use Ordinance for 2 Cottage Street. He is seeking to change the zoning from Downtown Village Neighborhood to Downtown Village Business 1. Please refer to the Ordinance and Certification your binder.  
***Motion:*** Move to Certify the proposed Ordinance entitled "Amendment to the Town of Bridgton Official Zoning Maps to Rezone a Parcel of Land Located at 2 Cottage Street,".
3. Pursuant to 30-A M.R.S. § 3406 (copy of statute in your packet), please refer to Certificate of Commitment of Sewer User Rates: #248 in your packet.  
***Suggested motion:*** Move to commit the November 1, 2020 to January 31, 2021 Sewer User Rate Commitment #248 comprising 2 pages totaling \$7,996.91 to the Treasurer for collection.
4. Roseana Richards has applied for appointment to the Investment Committee. A copy of her application and the current committee roster are in your binder.  
***Suggested motion:*** Move to appoint Roseana Richards to the Investment Committee.

12. Old Business

- a. Wastewater Update
- b. Upper and Lower Main Street Status Update

## Town of Bridgton

# VICTUALERS AND MARIJUANA ESTABLISHMENTS LICENSING ORDINANCE

Enacted 11/08/2011 (as the Town of Bridgton "Victualers Licensing Ordinance")  
Revised 11/03/2020 (as the Town of Bridgton "Victualers and Marijuana  
Establishments Licensing Ordinance")

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**TOWN OF BRIDGTON**  
**VICTUALERS AND MARIJUANA ESTABLISHMENTS LICENSING ORDINANCE**

Enacted 11/08/2011 (as the Town of Bridgton "Victualers Licensing Ordinance")  
Revised 11/03/2020 (as the Town of Bridgton "Victualers and Marijuana  
Establishments Licensing Ordinance")

**I. PURPOSE AND AUTHORITY**

This Victualers and Marijuana Establishments Licensing Ordinance (the "Ordinance") is enacted pursuant to 30-A M.R.S. § 3001, 22 M.R.S. § 2429-D and 28-B M.R.S. § 402. The purpose of this Ordinance is to (a) ensure that establishments serving food or drink prepare their food and drink in a safe and sanitary environment and (b) to set forth procedures and standards for the issuance of municipal licenses for Marijuana Establishments in order to protect the public health, safety and welfare.

**II. DEFINITIONS**

For purposes of this Ordinance, the following terms shall have the meanings set forth in the Town of Bridgton Land Use Ordinance, as may be amended from time to time: Marijuana Establishment; Marijuana Home Cultivation; Medical Marijuana Small-Scale Caregiver Operation.

**III. LICENSE REQUIRED**

- A. **Victualer's License.** Except as provided in Section III.A.1, below, any establishment that serves food or drink prepared for consumption by the public within the corporate boundaries of the Town of Bridgton shall be required to annually apply for and possess a Victualer's License. A Victualer's License shall be specific to the premises and entity which is requesting the license. For example, a facility which is owned or operated at more than one location, or in the same location and is operated by different parties or personnel or which are physically separated, shall require separate permits. However, no license shall be required for an establishment which only serves food or drink prepared by a licensed establishment or by a licensed catering firm.

1. **Exemptions.** The following establishments are exempt from applying for and possessing a Victualer's License:
  - a. A Public or Private School, Public Service Organization, Private Club, Church Organization, Fire Department, or any other non-profit organization selling food or drink on an infrequent basis to solely raise money for a charitable cause.
  - b. Grocery stores, except those selling food items prepared on the premises
  - c. Establishments selling food and drink only through vending machines.

This local exemption does not relieve an establishment of state requirements or other applicable ordinances, laws, and regulations. The Municipal Officers shall have the authority to decide if an establishment is exempt.

- B. **Marijuana Establishment License.** Except as provided in Section III.B.1, below, effective January 1, 2021 (the "Effective Date"), a Marijuana Establishment may not begin or continue operations unless it has received and is in possession of a Marijuana Establishment License issued

pursuant to this Ordinance. A Marijuana Establishment that holds a Town of Bridgton site plan review permit and/or is operating as of the Effective Date shall submit a completed license application within 30 days of the Effective Date but shall have a grace period of 60 days after the Effective Date to receive a Marijuana Establishment License, which grace period may be extended by order of the Municipal Officers for good cause shown. A Marijuana Establishment License shall be specific to the premises, the Licensee, and the category of Marijuana Establishment identified in the application and approved in the license. A Licensee who intends to include a new category of Marijuana Establishment on the same premises or convert a Marijuana Establishment to another category that is not specifically approved in a license must obtain a new license for the expansion or change of use of the Marijuana Establishment.

1. Exemptions. The following establishments are exempt from applying for and possessing a Marijuana Establishment License:
  - a. Marijuana Home Cultivation.
  - b. Medical Marijuana Small-Scale Caregiver Operations.

This local exemption does not relieve an establishment of state requirements or other applicable ordinances, laws, and regulations. The Municipal Officers shall have the authority to decide if an establishment is exempt.

#### **IV. LICENSING AUTHORITY**

The Municipal Officers shall have the authority to approve or disapprove all applications and renewal applications for Victualer's Licenses or Marijuana Establishment Licenses.

#### **V. APPLICATIONS; REVIEW PROCEDURES**

The following review procedures shall apply for initial license applications, as well as renewal license applications. In reviewing a license application, the Municipal Officers may consider the requirements under this Ordinance and other applicable ordinances, laws, and regulations and, for license renewals, the Licensee's record of compliance with the same.

- A. Applicant: For the purposes of this Ordinance, the applicant shall be the owner of the establishment. If the owner is a business entity, the applicant shall be every officer, director, member, manager, and general partner of the business entity. If the applicant is not the person primarily responsible for the actual operation of the establishment, then the person(s) primarily responsible for the actual operation of the establishment shall be co-applicant(s) together with the applicant. The applicants and co-applicants are collectively referred to as "Applicant" in this Ordinance.
- B. Applications and Fees: An Applicant for a Victualer's or Marijuana Establishment License shall file with the Town Clerk a license application on a form prescribed by the Town Clerk, together with the following:
  1. A nonrefundable license application fee as provided in the Town of Bridgton Fee Schedule.
  2. Evidence of all state and other municipal approvals required to operate the establishment including, as applicable, a copy of the Applicant's state license application and supporting documentation, as submitted to the state licensing authority. If an application for such

approval is pending as of the date a license application is filed with the Town, the Applicant must submit a copy of the state licensing application.

3. A statement identifying all owners, officers, directors, members, managers, and general partners comprising the Applicant; their ownership interests in the establishment; and their places of residence at the time of the application and for the immediately preceding three years. Supporting documents, including but not limited to motor vehicle operator's license, motor vehicle registration, voter registration, or utility bills shall be provided.
  4. A release for each Applicant allowing the Town to obtain criminal records and other background information related to the individual(s). Failure to submit required releases for a background check is grounds for denial of a license. The cost of the background check shall be borne by the Applicant and shall be in addition to the application fee.
  5. A description and plan of the establishment for which a license is being sought.
  6. **If the application is for a Marijuana Establishment License**, (i) the specific categories of Marijuana Establishment for which the license is being sought (i.e., adult use marijuana cultivation facility, adult use marijuana products manufacturing facility, adult use marijuana store, adult use marijuana testing facility, medical marijuana caregiver retail store, medical marijuana inherently hazardous substances extraction operation, medical marijuana large-scale caregiver operation, medical marijuana manufacturing facility, medical marijuana registered dispensary, or medical marijuana testing facility); (ii) copies of any state or municipal licenses held by the Applicant for any other marijuana establishments owned or operated by the Applicant in Maine, as well as any notices of violation received from the state or any municipality for such marijuana establishment and proof that any violation has been resolved.
- C. Initial Screening: The Town Clerk shall initially review the license application to ensure that it is complete and to obtain review comments from the Town's Police Chief, Fire Chief, and Code Enforcement Officer. If the Town Clerk determines that an application is incomplete, the Town Clerk shall notify the Applicant of the additional information required to process the application. If such additional information is not submitted within 30 days of the Town Clerk's request, the Town Clerk may return the application as incomplete and the application shall be deemed denied.
- D. Renewals: Renewal license applications must be submitted to the Town Clerk in accordance with subsections B and C, above. The Municipal Officers shall annually review all renewal applications based on the review criteria set forth in Section VI.A, below, and for the purpose of determining the status of the Applicant's previous conformance to this Ordinance and all other applicable ordinances, laws, and rules and at such time make a decision to (1) approve the renewal request, (2) table the renewal request, setting a date for the Applicant to come before the Municipal Officers to answer questions affecting consideration of the renewal request, or (3) for reason(s) noted, disapprove the request. Applicants for renewal shall submit a completed application with fees annually to the Town Clerk at least 30 days prior to the expiration date of the license.

## VI. ISSUANCE OR DENIAL OF A LICENSE; INSPECTIONS

A. Review Criteria: The Municipal Officers shall license persons of good moral character to establish or operate an establishment in accordance with the requirements set forth in this Ordinance and all other applicable ordinances, laws, and regulations. In determining whether to issue a license or deny a license application, the Municipal Officers shall consider:

1. Whether the Applicant has failed any part of a state inspection or local health inspection.
2. Whether the Applicant has failed to provide sufficient evidence of compliance with applicable ordinances, laws, and regulations.
3. Whether the Applicant is of good moral character. In determining good moral character, the Municipal Officers shall consider all evidence presented but shall, in addition, check the Applicant's criminal record, if any. Conviction of a class D or more serious crime is considered *prima facie* evidence that the Applicant lacks good moral character.
4. Whether the Applicant has failed to pay an outstanding fine, penalty, or tax owed to the Town of Bridgton.
5. **If the Applicant is requesting a Marijuana Establishment License**, whether the Applicant has had a license required for a Marijuana Establishment suspended or revoked by the Town, by another Maine municipality, or by the State.
6. Whether the Applicant has provided false or misleading information in connection with the license application.

In reviewing any license application pursuant to this Ordinance, the Municipal Officers may require and solicit review comments concerning the above-identified considerations from any public officers, departments, or boards of the Town.

B. Condition Precedent: If a Licensee or establishment licensed under this Ordinance is also required to be licensed by a state authority created for the purpose of regulating and controlling the licensing of eating establishments or marijuana establishments, any license granted under this Ordinance shall not become effective until such date that the required state license issues; provided, however, that the failure to secure a required state license before obtaining a license from the Municipal Officers shall not toll the expiration date of the license as provided in subsection D, below.

C. Conditions of Approval: Establishments must operate in accordance with all material representations made in the license application. The Municipal Officers may attach to any license issued pursuant to this Ordinance additional conditions and requirements that are reasonably designed to promote the health, safety, or welfare of the public.

D. License Term: A license, when granted, shall be valid immediately following said granting of license and will expire one year from the date the license was granted. A Licensee who fails to obtain a renewal license prior to the expiration of the license shall cease operations until a renewal license is granted.

E. Inspections:

1. Initial License Inspection: An Applicant requesting a license for the first time shall have the establishment inspected by the Code Enforcement Officer, Police Chief, and Fire Chief prior to any action being taken on the license application by the Municipal Officers. Any alterations or changes to an establishment during the course of the Municipal Officers' review will require additional inspections.
2. Compliance Inspections: The Code Enforcement Officer, Police Chief, and Fire Chief shall have the authority to enter, with or without notice, a Licensee's premises to make any inspection reasonably necessary to determine compliance with the requirements of this Ordinance.

**VII. SUSPENSION OR REVOCATION OF LICENSE; DETERMINATION OF VIOLATIONS**

If after investigation, notice, and hearing, the Municipal Officers conclude that a Licensee is unfit to hold a license granted under this Ordinance, the Municipal Officers may suspend or revoke the license at any time. The suspension or revocation of a license issued by the State, the failure of a Licensee to acquire and maintain all necessary local and state approvals, or the violation by a Licensee of any applicable ordinances, laws, and regulations (including without limitation life safety code requirements) shall be *prima facie* evidence that the Licensee is unfit to hold a license. The Municipal Officers may suspend a license for any period of time that it considers proper. The Municipal Officers may also determine that an establishment which has not obtained a license is required to obtain a license, or that a licensed establishment has violated conditions and restrictions applicable to its license. Prior to ordering the suspension or revocation of a license or determining a license violation, the Municipal Officers shall provide the Licensee, at least three days prior to the hearing date, notice of the time and place of the hearing at which the license suspension, revocation, or violation will be considered. At the hearing, the Licensee shall be given an opportunity to hear the evidence in support of the charges against the Licensee and to be heard in the Licensee's own defense.

**VIII. ASSIGNMENT OR TRANSFER**

No license issued under this Ordinance may be assigned or transferred to another entity. Any change in ownership of a licensed establishment shall require a new license. Licenses are limited to the premises for which they are issued and are not transferrable to another location. A Licensee seeking to operate in a new location must first acquire a license for that location.

**IX. APPEALS**

An appeal from any final decision of the Municipal Officers made pursuant to this Ordinance shall be taken by any party to the Superior Court in accordance with the provisions of Rule 80B of the Maine Rules of Civil Procedure.

**X. PENALTY**

Any act made unlawful by this Ordinance and any violation of this Ordinance shall be a civil violation subject to a penalty in accordance with 30-A M.R.S. § 4452. Each day that such unlawful act or violation continues shall be considered a separate offense. The Municipal Officers or their designee shall enforce the provisions of this Ordinance.

## **XI. SEVERABILITY**

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.



**TOWN OF BRIDGTON**  
Town Clerk's Office  
3 Chase Street  
Bridgton, Maine 04009  
(207) 647-8786

### **Victualer's License Application**

Town of Bridgton Victualers and Marijuana Establishments Licensing Ordinance  
State Law references: 30-A M.R.S.A. §3001, 22 M.R.S.A. §2429-D, and 28-B M.R.S.A. §402

For Office Use Only

Date Received \_\_\_\_\_ Amount Received \_\_\_\_\_ Clerk's Initials \_\_\_\_\_

#### **Type of License Sought (Check All That Apply):**

- ☐ New License
- ☐ Renewal License
- ☐ Victualer – Mobile
- ☐ Victualer – Fast Food
- ☐ Victualer – Restaurant, under 50 seating capacity
- ☐ Victualer – Restaurant, 50 or over seating capacity

#### **Application Fees**

Victualer's License	
- Mobile	\$25.00
- Fast Food	\$25.00
- Restaurant, under 50 seating	\$25.00
- Restaurant, 50 and over seating	\$40.00
Total: \$	

#### **Business Entity Information:**

Name of Establishment: \_\_\_\_\_

Physical Address of Establishment (must be in Bridgton): \_\_\_\_\_

Proposed Days & Hours of Operation: \_\_\_\_\_

**Applicant and Co-Applicant Information: Provide the following information for each Applicant and Co-Applicant.**  
The Applicant is the owner of the Establishment; if the owner is a business entity, provide the following information for every officer, director, member, manager, and general partner of the business entity. A Co-Applicant is any person (other than the Applicant) that is primarily responsible for the actual operation of the Establishment; provide the following information for every Co-Applicant.

1. Name of Each Applicant and Co-Applicant
2. Mailing Address
3. Phone Number(s)
4. Email Address
5. Each Applicant's ownership interest in the Establishment
6. Attested copies of any articles of incorporation, bylaws, operating agreement, partnership agreement, or articles of association that govern the entity that will own and/or operate the Establishment.

## Town of Bridgton Victualer's License Application

### Review Criteria:

Has any Applicant or Co-Applicant ever failed any part of a state inspection or local health inspection relating to the Establishment?

☐ Yes ☐ No If yes, explain: \_\_\_\_\_

Has any Applicant or Co-Applicant ever failed to pay an outstanding fine, penalty, or tax owed to the Town of Bridgton?

☐ Yes ☐ No If yes, explain: \_\_\_\_\_

Has any Applicant or Co-Applicant ever been issued a notice of violation related to the Establishment by the Town of Bridgton or by the State of Maine?

☐ Yes ☐ No If yes, explain and attach the notice of violation and proof that the violation has been resolved: \_\_\_\_\_

Has any Applicant or Co-Applicant ever been convicted of a Class D or more serious crime, whether or not arising out of the operation of a Establishment?

☐ Yes ☐ No If yes, explain and provide the date, jurisdiction, nature of the offense and any penalty assessed: \_\_\_\_\_

What right, title, or interest does the Applicant have in the business premises for which licensure is sought (e.g. deed, lease, purchase and sale agreement)? Attach a copy of the source of the right, title, or interest.

### Application Submissions Requirements Checklist

FOR  
OFFICE  
USE

<input type="checkbox"/> Complete license application form, including affidavits for each Applicant and Co-Applicant signed before a Notary.	
<input type="checkbox"/> The application fee (nonrefundable). See table on page 1.	
<input type="checkbox"/> Copy of all State of Maine DHHS Health Inspection Program licenses, including eating and liquor licenses. If an application for any state license is pending as of the filing of this application, submit a copy of the application submitted to the DHHS.	
<input type="checkbox"/> Applicant and Co-Applicant Information (see page 1).	
<input type="checkbox"/> Background Check Release form (must be signed by each Applicant and Co-Applicant). <i>Note: The Applicant must pay the cost to the Town of conducting criminal history background checks. This cost is in addition to the application fee.</i>	
<input type="checkbox"/> Evidence of all local land use approvals (Planning and/or Code Enforcement).	
<input type="checkbox"/> A description and a floor plan of premises for which license is sought.	

Town of Bridgton Victualer's License Application

**Affidavit of Applicants and Co-Applicants**

*Each Applicant and Co-Applicant must read and certify to the statements below before a notary public.*

I certify that:

1. I have never failed any part of a state inspection or local health inspection relating to the Establishment for which a license is being sought;
2. I have never failed to pay an outstanding fine, penalty, or tax owed to the Town of Bridgton;
3. I have never had a license required for the Establishment suspended or revoked by the Town of Bridgton or the State of Maine;
4. I have never been issued a notice of violation related to the Establishment by the Town of Bridgton or the State of Maine, or, if I have been issued such a notice of violation, the violation has been fully resolved;
5. I have never been convicted of a Class D or more serious crime, whether or not arising out of the operation of the Establishment, and
6. All taxes, fines, and penalties assessed by the Town of Bridgton on the Establishment, including equipment and fixtures, are fully paid as of the date of this certification.

If you cannot certify to all of above statements, check this box: ☐

I understand that if I provide misleading or false information in this license application, any license issued to me by the Town of Bridgton may be suspended or revoked.

**I do swear or affirm under penalty of perjury\* that all statements made and all information provided as part of this application are true and correct to the best of my knowledge.**

Date: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Applicant or Co-Applicant

Print name: \_\_\_\_\_

*\* Under Maine law, intentional falsehoods made under oath or affirmation before a person qualified to take oaths or affirmations may be punishable as false swearing, a Class D crime.*

Date: \_\_\_\_\_, 20\_\_\_\_

Personally appeared the above-named \_\_\_\_\_ and made oath or affirmation that the foregoing statements are true.

\_\_\_\_\_  
Notary Public, State of Maine

Print name: \_\_\_\_\_

My commission expires: \_\_\_\_\_



**TOWN OF BRIDGTON**  
Town Clerk's Office  
3 Chase Street  
Bridgton, Maine 04009  
(207) 647-8786

### **BACKGROUND CHECK AUTHORIZATION AND RELEASE**

**for Victualers License or Marijuana Establishment License Applicants and Co-Applicants**

I/We, the undersigned, authorize the release of any and all criminal history record information to the Town of Bridgton (the "Town"). I/We waive any rights to privacy or confidentiality with respect to this Background Check Authorization and Release and any responsive criminal history record information obtained by the Town (collectively, the "Background Check"), even though some or all of the Background Check may be designated as "confidential" or "nonpublic" under state or federal law. I/We hereby indemnify and hold harmless the Town (including its officers, agents, and employees) from and against any and all claims, demands, liens, lawsuits, judgments, or actions of any nature that may be brought by me/us, my/our successors, heirs, or assigns, or any third party on account of the Town's solicitation of, use of, reliance on, dissemination of, or publication of some or all of the Background Check, whether or not the Background Check is accurate. Nothing herein shall operate in any practical effect to waive any defense, immunity, limitation of liability, or other protection available to the Town under applicable law, including the Maine Tort Claims Act.

Date: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Applicant or Co-Applicant

Print name: \_\_\_\_\_

Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Applicant or Co-Applicant

Print name: \_\_\_\_\_

Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Applicant or Co-Applicant

Print name: \_\_\_\_\_

Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Applicant or Co-Applicant

Print name: \_\_\_\_\_

Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Applicant or Co-Applicant

Print name: \_\_\_\_\_

Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Applicant or Co-Applicant

Print name: \_\_\_\_\_

Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

All Applicants and Co-Applicants must sign this Background Check Authorization and Release.  
Use additional sheets as needed.



**TOWN OF BRIDGTON**  
Town Clerk's Office  
3 Chase Street  
Bridgton, Maine 04009  
(207) 647-8786

### **Marijuana Establishment License Application**

Town of Bridgton Victualers and Marijuana Establishments Licensing Ordinance  
State Law references: 30-A M.R.S.A. §3001, 22 M.R.S.A. §2429-D, and 28-B M.R.S.A. §402

Date: \_\_\_\_\_ Applicant Name: \_\_\_\_\_

**For Office Use Only**

Date Received \_\_\_\_\_ Amount Received \_\_\_\_\_ Clerk's Initials \_\_\_\_\_

**Type of Marijuana Establishment (Check All That Apply):**

☐ **New**

☐ **Renewal**

- ☐ **Adult Use Marijuana Store:** A "marijuana store" as that term is defined in 28-B M.R.S. § 102(34), as amended, and its successor provisions.
- ☐ **Adult Use Marijuana Cultivation Facility:** A "cultivation facility" as that term is defined in 28-B M.R.S. § 102(13), as amended, and its successor provisions. Select one:
- ☐ Tier 1 Marijuana Cultivation Facility. Not more than 500 square feet of plant canopy.
- ☐ Tier 2 Marijuana Cultivation Facility. Not more than 2,000 square feet of plant canopy.
- ☐ Tier 3 Marijuana Cultivation Facility. Not more than 7,000 square feet of plant canopy.
- ☐ Tier 4 Marijuana Cultivation Facility. Not more than 20,000 square feet of plant canopy.
- ☐ **Adult Use Marijuana Testing Facility:** A "testing facility" as that term is defined in 28-B M.R.S. § 102(54), as amended, and its successor provisions.
- ☐ **Medical Marijuana Registered Dispensary:** A building or facility operated by a person or entity registered under 22 M.R.S. § 2425-A that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies or dispenses Medical Marijuana or related supplies and educational materials to qualifying patients and the caregivers of those patients as defined in 22 M.R.S. § 2422(6), as amended, and its successor provisions.
- ☐ **Medical Marijuana Caregiver Retail Store:** A location, building, or facility operated by a Medical Marijuana Registered Caregiver that is used to sell medical Marijuana to qualifying patients and that has attributes generally associated with retail stores, including, but not limited to, a fixed location, a sign, regular business hours, accessibility to the public and sales of goods or services directly to a consumer.
- ☐ **Medical Marijuana Large-Scale Caregiver Operation:** Any commercial or noncommercial use by a Medical Marijuana Registered Caregiver other than: (i) a Medical Marijuana Caregiver Retail Store, (ii) a Medical Marijuana Multiple Caregiver Facility, (iv) a Medical Marijuana Inherently Hazardous Substances Extraction Operation, (v) Marijuana Home Cultivation by a Qualifying Patient or Exempt Caregiver, or (vi) a Medical Marijuana Small-Scale Caregiver Operation.
- ☐ **Medical Marijuana Multiple Registered Caregiver Facility:** A building or facility housing more than one (1) Medical Marijuana Registered Caregiver.
- ☐ **Medical Marijuana Testing Facility:** A public or private laboratory that: (a) is authorized in accordance 22 M.R.S. § 2423-A(10) to analyze contaminants in the potency and cannabinoid profile of samples; and (b) is accredited

## Town of Bridgton Marijuana Establishment License Application

pursuant to standard ISO/IEC 17025 of the International Organization for Standardization by a third-party accrediting body or is certified, registered or accredited by an organization approved by the Maine Department of Health and Human Services.

☐ **Marijuana Manufacturing Facility:** (check all that apply)

- ☐ **Medical Marijuana Manufacturing Facility:** A registered tier 1 or tier 2 manufacturing facility, as defined in 22 M.R.S. § 2422 as amended, and its successor provisions.
- ☐ **Medical Marijuana Inherently Hazardous Substances Extraction Operation:** "Marijuana extraction" using "inherently hazardous substances" by a "qualifying patient," the "caregiver" of a qualifying patient, or any other person authorized under 22 M.R.S. § 2423-F(3), as may be amended, to engage in "marijuana extraction" using "inherently hazardous substances," as those terms are defined in 22 M.R.S. § 2422, as amended, and its successor provisions.
- ☐ **Adult Use Marijuana Products Manufacturing Facility:** A "products manufacturing facility" as that term is defined in 28-B M.R.S. § 102(43), as amended, and its successor provisions.

### Business Entity Information:

Name of Marijuana Establishment: \_\_\_\_\_

Physical Address of Marijuana Establishment (must be in Bridgton): \_\_\_\_\_

Proposed Days & Hours of Operation: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Applicant and Co-Applicant Information:** Provide the following information for each Applicant and Co-Applicant. The Applicant is the owner of the Marijuana Establishment; if the owner is a business entity, provide the following information for every officer, director, member, manager, and general partner of the business entity. A Co-Applicant is any person (other than the Applicant) that is primarily responsible for the actual operation of Marijuana Establishment; provide the following information for every Co-Applicant.

1. Name of Each Applicant and Co-Applicant
2. Mailing Address
3. Phone Number(s)
4. Email Address
5. Over Age 21? (Yes/No)
6. Each Applicant's ownership interest in the Marijuana Establishment
7. Attested copies of any articles of incorporation, bylaws, operating agreement, partnership agreement, or articles of association that govern the entity that will own and/or operate the Marijuana Establishment.

Emergency Contact Person (must be available 24/7): \_\_\_\_\_

Emergency Contact Telephone Numbers: \_\_\_\_\_

Emergency Contact Email Address: \_\_\_\_\_

## Town of Bridgton Marijuana Establishment License Application

### Review Criteria:

Has any Applicant or Co-Applicant ever failed any part of a state inspection or local health inspection relating to the Marijuana Establishment?

☐ Yes ☐ No If yes, explain:

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Has any Applicant or Co-Applicant ever failed to pay an outstanding fine, penalty, or tax owed to the Town of Bridgton?

☐ Yes ☐ No If yes, explain:

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Has any Applicant or Co-Applicant ever had a license required for any Marijuana Establishment suspended or revoked by the Town of Bridgton, by another Maine municipality, or by the State of Maine?

☐ Yes ☐ No If yes, explain:

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Has any Applicant or Co-Applicant ever been issued a notice of violation related to any Marijuana Establishment by the Town of Bridgton, by another Maine municipality, or by the State of Maine?

☐ Yes ☐ No If yes, explain and attach the notice of violation and proof that the violation has been resolved:

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Has any Applicant or Co-Applicant ever been convicted of a Class D or more serious crime, whether or not arising out of the operation of a Marijuana Establishment?

☐ Yes ☐ No If yes, explain and provide the date, jurisdiction, nature of the offense and any penalty assessed:

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What right, title, or interest does the Applicant have in the business premises for which Marijuana Establishment licensure is sought (e.g. deed, lease, purchase and sale agreement)? Attach a copy of the source of the right, title, or interest.

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## Town of Bridgton Marijuana Establishment License Application

### Application Submissions Requirements Checklist

**FOR  
OFFICE  
USE**

<input type="checkbox"/> Complete license application form, including affidavits for each Applicant and Co-Applicant signed before a Notary.	
<input type="checkbox"/> The application fee (nonrefundable). See table below.	
<input type="checkbox"/> Copy of State License / Conditional License / Caregiver registration. If an application for a state license is pending as of the filing of this application, submit a copy of the state licensing application.	
<input type="checkbox"/> Applicant and Co-Applicant Information (see page 2).	
<input type="checkbox"/> Background Check Release form (must be signed by each Applicant and Co-Applicant). <i>Note: The Applicant must pay the cost to the Town of conducting criminal history background checks. This cost is in addition to the application fee.</i>	
<input type="checkbox"/> Evidence of all local land use approvals (Planning and/or Code Enforcement).	
<input type="checkbox"/> Evidence of all other local approvals, including food or victualer's license.	
<input type="checkbox"/> A description and a floor plan of premises for which license is sought.	
<input type="checkbox"/> Copy of licenses held by any Applicant or Co-Applicant for other Marijuana Establishments in Maine.	
<input type="checkbox"/> Operations Plan (Adult Use Marijuana Stores and Medical Marijuana Caregiver Retail Stores only).	

### Application Fee, by Category of Marijuana Establishment

<b>Dispensary</b>	<b>\$2,000</b>
· Medical Marijuana Registered Dispensary	
<b>Retail Store</b>	<b>\$1,500</b>
· Medical Marijuana Caregiver Retail Store	
· Adult Use Marijuana Store	
<b>Medical Marijuana Caregiver Facility</b>	<b>\$1,500</b>
· Medical Marijuana Large-Scale Caregiver Operation	
· Medical Marijuana Multiple Registered Caregiver Facility	
<b>Adult Use Cultivation Facility</b>	
· Tier 1 (canopy up to 500 sf)	\$500
· Tier 2 (canopy up to 2,000 sf)	\$1,000
· Tier 3 (canopy up to 7,000 sf)	\$1,500
· Tier 4 (canopy over 7,000 sf)	\$3,500
<b>Manufacturing Facility</b>	<b>\$1,000</b>
· Medical Marijuana Manufacturing Facility	
· Medical Marijuana Inherently Hazardous Substances Extraction Operation	
· Adult Use Marijuana Products Manufacturing Facility	
<b>Testing Facility</b>	<b>\$1,000</b>
· Medical Marijuana Testing Facility	
· Adult Use Marijuana Testing Facility	

## Town of Bridgton Marijuana Establishment License Application

### Affidavit of Applicants and Co-Applicants

*Each Applicant and Co-Applicant must read and certify to the statements below before a notary public.*

I certify that:

1. I have never failed any part of a state inspection or local health inspection relating to the Marijuana Establishment for which a license is being sought;
2. I have never failed to pay an outstanding fine, penalty, or tax owed to the Town of Bridgton;
3. I have never had a license required for any Marijuana Establishment suspended or revoked by the Town of Bridgton, by another Maine municipality, or by the State of Maine;
4. I have never been issued a notice of violation related to any Marijuana Establishment by the Town of Bridgton, by another Maine municipality, or by the State of Maine; or, if I have been issued such a notice of violation, that the violation has been fully resolved, and
5. I have never been convicted of a Class D or more serious crime, whether or not arising out of the operation of a Marijuana Establishment.

If you cannot certify to all of above statements, check this box: ☐

I understand that if I provide misleading or false information in this license application, any license issued to me by the Town of Bridgton may be suspended or revoked.

**I do swear or affirm under penalty of perjury\* that all statements made and all information provided as part of this application are true and correct to the best of my knowledge.**

Date: \_\_\_\_\_, 20\_\_\_\_

Signature of Applicant or Co-Applicant \_\_\_\_\_

Print name: \_\_\_\_\_

*\* Under Maine law, intentional falsehoods made under oath or affirmation before a person qualified to take oaths or affirmations may be punishable as false swearing, a Class D crime.*

Date: \_\_\_\_\_, 20\_\_\_\_

Personally appeared the above-named \_\_\_\_\_ and made oath or affirmation that the foregoing statements are true.

Notary Public, State of Maine \_\_\_\_\_

Print name: \_\_\_\_\_

My commission expires: \_\_\_\_\_



**TOWN OF BRIDGTON**  
Town Clerk's Office  
3 Chase Street  
Bridgton, Maine 04009  
(207) 647-8786

**BACKGROUND CHECK AUTHORIZATION AND RELEASE**  
for Victualers License or Marijuana Establishment License Applicants and Co-Applicants

I/We, the undersigned, authorize the release of any and all criminal history record information to the Town of Bridgton (the "Town"). I/We waive any rights to privacy or confidentiality with respect to this Background Check Authorization and Release and any responsive criminal history record information obtained by the Town (collectively, the "Background Check"), even though some or all of the Background Check may be designated as "confidential" or "nonpublic" under state or federal law. I/We hereby indemnify and hold harmless the Town (including its officers, agents, and employees) from and against any and all claims, demands, liens, lawsuits, judgments, or actions of any nature that may be brought by me/us, my/our successors, heirs, or assigns, or any third party on account of the Town's solicitation of, use of, reliance on, dissemination of, or publication of some or all of the Background Check, whether or not the Background Check is accurate. Nothing herein shall operate in any practical effect to waive any defense, immunity, limitation of liability, or other protection available to the Town under applicable law, including the Maine Tort Claims Act.

Date: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Applicant or Co-Applicant

Print name: \_\_\_\_\_

Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Applicant or Co-Applicant

Print name: \_\_\_\_\_

Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Applicant or Co-Applicant

Print name: \_\_\_\_\_

Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Applicant or Co-Applicant

Print name: \_\_\_\_\_

Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Applicant or Co-Applicant

Print name: \_\_\_\_\_

Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Applicant or Co-Applicant

Print name: \_\_\_\_\_

Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

All Applicants and Co-Applicants must sign this Background Check Authorization and Release.  
Use additional sheets as needed.

**Board of Selectmen's Meeting Minutes**  
**February 9, 2021; 3:30 P.M.**

**Board Members Present:** Liston E. Eastman, Chairman; Glenn R. Zaidman, Vice-Chairman; Paul A. Tworog  
**Board Members Present (Virtual):** Carmen E. Lone; G. Frederick Packard

**Administration Present:** Town Manager Robert Peabody; Deputy Town Manager Georgiann Fleck; Town Clerk Laurie Chadbourne; Public Services Director David Madsen; Police Chief Phillip Jones; Recreation Director Gary Colello; Community Development Director Linda LaCroix

**1. Call to Order**

Chairman Eastman called the meeting to order at 3:30 P.M.

**2. Pledge of Allegiance**

The Board recited the "Pledge of Allegiance."

**3. Executive Session(s)**

**a. 3:30 P.M.** Per MRS Title 1, Section 405.6.A. for Discussion of Personnel

**Motion** was made by Vice-Chairman Zaidman to enter executive session at 3:30 P.M. per MRS Title 1, Section 405.6.A. for discussion of personnel matters; second from Selectman Tworog. 3 approve/0 oppose

**Motion** was made by Vice-Chairman to exit executive session at 4:03 P.M.; second from Selectman Tworog. 3 approve/0 oppose

**b. 4:00 P.M.** Per MRS Title 1, Section 405.6.C. for Discussion of Land Acquisition

**Motion** was made by Vice-Chairman Zaidman to enter executive session at 4:05 P.M. per MRS Title 1, section 405.6.C. for discussion of land acquisition; second from Selectman Tworog. 3 approve/0 oppose

**Motion** was made by Vice-Chairman to exit executive session at 5:09 P.M.; second from Selectman Tworog. 5 approve/0 oppose

**4. 5:00 P.M. Public Meeting and Informational Session: Maine Waste Discharge License/Maine Pollutant Discharge Elimination System Permit Application**

Chairman Eastman opened the meeting and informational session at 5:00 P.M. Engineer Brent Bridges from Woodard and Curran reviewed the following notice of intent to file.

**NOTICE OF INTENT TO FILE  
MAINE WASTE DISCHARGE  
LICENSE/MAINE POLLUTANT  
DISCHARGE ELIMINATION SYSTEM PERMIT APPLICATION**

Please take note that, pursuant to 38 MRSA, Sections 413 and 414-A, the Bridgton Sewer Department of 3 Chase Street Bridgton, ME, intends to file a wastewater discharge permit application with the Maine Department of Environmental Protection (ME DEP). The application is for the discharge of 116,250 gallons per day of treated municipal wastewater into the a below ground disposal system on the WWTF property.

The application will be filed on or about February 15, 2021, and will be available for public inspection at DEP's Augusta office during normal business hours. A copy may also be seen at the municipal offices in the Town of Bridgton, Town Office.

A request for public hearing or request that the Board of Environmental Protection assume jurisdiction over this application must be received by the DEP, in writing, no later than 20 days after the application is found acceptable for processing, or 30 days from the date of this notice, whichever is longer. Requests shall state the nature of the issue(s) to be raised. Unless otherwise provided by law, a hearing is discretionary and may be held if the Commissioner or the Board finds significant public interest or there is conflicting technical information.

During the time specified above, persons wishing to receive copies of draft permits and supporting documents, when available, may request them from the ME DEP. Persons receiving a draft permit shall have 30 days in which to submit comments or to request a public hearing on the draft.

Public comment will be accepted until a final administrative action is taken to approve, approve with conditions or deny this application. Written public comments or requests for information may be made to the Division of Water Quality Management, Department of Environmental Protection, State House Station #17, Augusta, ME 04333-0017. Telephone: 207-287-3901.

A public meeting and information session will be held at 5 p.m. on February 9, 2021. We appreciate your attention to this matter. Please contact the Town of Bridgton at 207-647-8786 should you have any questions or require additional information.

There were no questions or comments.

## 5. Approval of Minutes

### a. January 26, 2021

**Motion** was made by Vice-Chairman Zaidman for approval of the minutes from the January 26, 2021 Board Meeting; second from Selectman Tworog. Selectman Tworog noted that page four of the minutes reflect that he was strongly opposed to charging residents for use of the Town Hall and he clarified that he is opposed to adding fees when there used to be no fees, he then noted that this issue will be discussed later in the meeting as well. 5 approve/0 oppose

## 6. Public Comments on Non-Agenda Items

There were no public comments on non-agenda items.

## 7. Committee/Liaison Reports

### a. Ordinance Review Advisory Committee Recommended Amendments

Community Development Director LaCroix reported that the proposed amendments were submitted to the Maine Municipal Association as directed by the Board, she was advised that MMA does not do legal review so she sent them off to the town attorney. Vice-Chairman Zaidman requested that, going forward, changes from the Committee be separated from any changes made by the attorney for ease of reference.

#### 1. Consumer Fireworks Ordinance

The Board reviewed the proposed amendments from the Ordinance Review Committee. Selectman Lone and Selectman Tworog supported seeking voter consideration; Chairman Eastman, Vice-Chairman Zaidman and Selectman Packard did not support seeking voter consideration. The Board opted not to seek voter consideration for the proposed amendments.

#### 2. Ordinance to Control Disorderly Houses

The Board reviewed the proposed amendments from the Ordinance Review Committee. **Motion** was made by Selectman Packard to direct the amendments to town meeting; second from Selectman Tworog. 5 approve/0 oppose

#### 3. Ordinance Controlling Nudity in Commercial or Business Activities Not Requiring a Special Amusement Permit

The Board reviewed the proposed amendments from the Ordinance Review Committee. **Motion** was made by Vice-Chairman Zaidman to direct the amendments to town meeting; second from Chairman Eastman.

4 approve/1 oppose (Zaidman was opposed)

## 8. Correspondence, Presentations and Other Pertinent Information

### a. Wastewater Policy for Consideration of Low Income

Engineer Brent Bridges has been working with Community Development Director LaCroix and Public Services Director Madsen in reviewing CDBG funding that may have a program which would provide hook up fee assistance for low to moderate income households. They will continue to explore options for assistance. Selectman Lone suggested that private foundation funding be explored as well.

Chairman Eastman brought agenda item 9 forward at 6:00 P.M.

## 9. 6:00 P.M. Public Hearing: Special Amusement Permit to Campfire Grille

Chairman Eastman opened the public hearing on a Special Amusement Permit Application for Campfire Grille at 6:05 P.M. There were no public comments. The hearing was closed at 6:05 P.M.

**10. Approval of the Special Amusement Permit to Campfire Grille**

**Motion** was made by Vice-Chairman Zaidman for approval of the Special Amusement Permit to Campfire Grille; second from Selectman Packard. 5 approve/0 oppose

**Return to wastewater policy for consideration**

Vice-Chairman Zaidman requested that this item be a regular agenda item for progress updates.

**b. Separate Victualer's License Requirements from Marijuana License Requirements**

Board members have received complaints regarding the now lengthy process to obtain their Victualer's License and the Board had concerns regarding the necessity of obtaining a criminal background check. Community Development Director LaCroix said that the ordinance language was recommended and developed by the town attorney. Discussion ensued. The Board opted to meet with the Town Attorney at their next meeting to discuss the legal mandates for licensing.

**c. Discussion of Recycling Committee**

Vice-Chairman Zaidman reported on a bill pending in Maine to make producers pay for disposal of packaging due to collapse of recycling markets and encouraged board members to review the proposed bill. Vice-Chairman Zaidman also reported that the Recycling Committee was previously directed to gather information on pay per bag disposal and would like for them to work on that as well as education on recycling.

**d. Review of Town Committees and Their Charges**

Selectman Lone suggested that the charge for the Community Development Committee be adjusted in conjunction with the priorities of the Community Development Director. The Board opted to hold a workshop session after the budget process to review all committee charges.

**e. Discussion of Economic Development**

Community Development Director LaCroix had provided the Board, via email, information on accomplishments and goals related to development.

**9. 6:00 P.M. Public Hearing: Special Amusement Permit to Campfire Grille**

**10. Approval of the Special Amusement Permit to Campfire Grille**

*These two items were addressed earlier in the meeting.*

**11. New Business**

**a. Awards and Other Administrative Recommendations**

**1. Proposed Addition to the Development Program for the Woodland Senior Living Tax Increment**

**Financing District**

Community Development Director LaCroix reported that the Covid-19 pandemic has impacted residents of Bridgton on many levels, not the least of which is pressures on Bridgton families to find, pay for, and get their children to licensed day care facilities in and around Bridgton. For any one of these reasons, or combination of these reasons, parents can find themselves unable to keep or maintain a job without a safe, certified place to leave their children. There is no indication that we can be assured this circumstance will change post-pandemic given the impact of long-term unemployment, reduced employment, or voluntary unemployment generated by the need to care for children for whom daycare is not feasible. We recently learned that subsidies for and transportation to a child day care facility, including before and after school care, can be included in the development program of the economic development TIF approved for the proposed senior living facility. For the reasons we noted above we propose taking advantage of this option by amending the approved development program related to the Woodlands Senior Living TIF to include \$50,000 to be spent on subsidies that would reduce or eliminate the cost of daycare, and for the establishment of a transportation service for those families who cannot transport their children to local daycare either because of a lack of a vehicle, or timing for drop-off and pick-up at a day care facility that interferes with their required work hours. Discussion ensued. No action was taken.

## 2. Consideration of Placement of Ballot Question for Zoning Change to 2 Cottage Street on the March 30, 2021 Special Town Meeting Referendum

Planning Board Chairman Deb Brusini reported that the Bridgton Planning Board conducted a Public Hearing on February 9th, 2021 on a proposed zoning change to the lot at 2 Cottage Street (Map 23, lot 148). The property is owned by The Carry All Corner, LLC. The proposal requests that the Land Use Ordinance is amended to redistrict the lot from the Downtown Village Neighborhood (DVN) to the Downtown Village Business I (DVBI). The proposal was submitted by Mark Bower, Esq., on behalf of his client Justin McIver. The proposal was declared complete by the Planning Board on January 21st, 2021, and the public hearing was noticed and held as specified in the Land Use Ordinance Article V. Section 5B. As specified by the Land Use Ordinance in Art. V., 5.B.2.g., the Planning Board must make a recommendation to the Select Board. The Planning Board recommends inclusion of the amendment, as written, on the Town warrant for Special Town Meeting on March 30th, 2021. The Community Development Director and the Code Enforcement Officer are also in support of this proposal.

Deputy Town Manager Fleck read the following letter from Amy Maguire into the record: "An application has been filed with the planning board to rezone the property at 2 Cottage St. Map: 23, Lot: 148 by The Carry All Corner. Changing the property/ neighborhood from Downtown Village Neighborhood (DVN) to Downtown Village Business 1 (DVB-1). As property owners affected by this change, we request that you deny the pending application. This is a residential neighborhood that will be directly affected by the change. Parking is already a problem in the parking lot now and adding a restaurant will cause the parking to spill onto Cottage St and the surrounding neighborhood. Thank you in advance for considering the consequences this will have on Cottage St and all affected areas of the proposed zoning change. Amy Maguire"

### a. Approval of the Order, Certification and Referendum Language

**Motion** was made by Vice-Chairman Zaidman to certify the proposed ordinance entitled, "Amendment to the Town of Bridgton Official Zoning Maps to Rezone a Parcel of Land Located at 2 Cottage Street," and Order that the municipal clerk keep this certified copy as a public record for the Special Town Meeting Referendum on March 30, 2021; second from Selectman Lone. 5 approve/0 oppose

## 3. Approval of Special Town Meeting Warrant for March 30, 2021

**Motion** was made by Vice-Chairman Zaidman Move to approve the Tuesday, March 30, 2021 Special Town Meeting Warrant; second from Selectman Tworog. 5 approve/0 oppose

## 4. Order to Authorize Award of Wastewater Collection Systems Upgrade Project Contract

**Motion** was made by Vice-Chairman Zaidman to approve the order entitled, "Order to Authorize Award of Wastewater Collection Systems Upgrade Project Contract," and that an attested copy of said Order be included with the minutes of this meeting; second from Chairman Eastman. 5 approve/0 oppose

### b. Permits/Documents Requiring Board Approval

#### 1. Victualer's License to Campfire Grille

**Motion** was made by Selectman Packard to approve a Victualer's License to Campfire Grille; second from Selectman Lone. 5 approve/0 oppose

#### 2. Victualer's License to KJ's

**Motion** was made by Vice-Chairman Zaidman to approve a Victualer's License to KJ's; second from Selectman Packard. 5 approve/0 oppose

c. Selectmen's Concerns

- **Selectman Packard** had no concerns.
- **Selectman Lone** welcomed the two new Ashley's to the Town Clerk's Office.
- **Selectman Tworog** reported that the streetlight is out in front of his house on Elm Street. Town Manager Peabody will ensure that Central Maine Power is notified.
- **Vice-Chairman Zaidman** noted that the Town Manager and Public Services Director are working on the crosswalk problems but they continue to deteriorate and he hopes they replace the tiles to match and not patchwork the replacements.
- **Chairman Eastman** reported that Public Works Director Madsen is being deployed and noted that he will be missed.

d. Town Manager's Report/Deputy Town Manager's Report

**Town Manager Peabody** read the following into the record:

Manager's Report, **02/09/21**

**General:** A reminder that masks are required at the Town Office and Transfer Station. If you are unable to wear one due to an underlying medical condition, please call to set up an appointment so that we can accommodate you in a manner that is safe for you and our staff.

An important reminder that with winter weather upon us, it is important to keep your driveways and private roads cleared and sanded so that, if the need arises, emergency personnel can safely access your property.

Regarding weather events, please be aware that we post information on the Town's Facebook page and the Town's website. Additionally, all the local television channels are notified when the Town Office closes.

**Recreation:** The Skating Rink is open weekdays from 4-7pm, Saturday from 12-8pm and Sunday from 9am-5pm. Due to COVID-19 restrictions, the maximum number allowed in the building is 10. Face coverings are required and sign-in required.

**Legal:** Susan Hatch, Sigvard Von Sicard, and Judy Von Sicard through their attorney, David Lourie, have filed lawsuit #2 concerning Bridgton Hotel. This is separate from the prior lawsuit. In short, his clients are appealing the Planning Board's supplemental decision issued after the Court remanded the matter back to the Planning Board. Under the Maine Rules of Civil Procedure, the Planning Board's supplemental decision is a separate action that requires the filing of a new appeal. We have forwarded this new lawsuit to our insurer to see if we can get coverage.

**Fire Department:** The Department conducted their annual mandated training. They wish to thank Public Safety Chaplain Mike Zullo for allowing the use of the Alliance Church helping firefighters to socially distance during the training. 12 firefighters have received their first COVID-19 shots and another 6 are scheduled this week. Thanks go out to EMA Director Perrault for coordinating the shots with Cumberland County EMA. The Department remains busy with calls, fires, and mutual aid assistance.

**Town Office:** Ashley Albrecht and Ashley Collette, our new Deputy Town Clerks, began work on Monday.

**Financials:** Before you tonight are the October financials and the Revenue and Expenditure Summary Report. As you will note, the benchmark is 33% for the month. Revenues are at 36.6% and Expenditures at 33.6%.

Before you tonight are the December financials and the Revenue and Expenditure Summary Report. As you will note, the benchmark is 50% for the month. Revenues are at 49.7% and Expenditures at 48.5%.

**Deputy Town Manager Fleck** read the following into the record:

**General:** The Town of Bridgton received a recognition certificate from Dr. Steven D. Dillingham, Director of the U.S. Census Bureau, as a thank you for our efforts in making the Partnership Program a success and helping to achieve a successful 2020 Census.

I would like to welcome Ashley Albrecht and Ashley Collette, both Deputy Town Clerks, to our office staff. They are coming to a great working environment with great office staff. Both began work yesterday, Monday, February 8, 2021.

**Bridgton Health Officer:** I would like to thank Catherine Pinkham, Bridgton Health Officer, for her participation in the Bridgton Hospital bi-monthly conference call and the CDC briefing to keep up on the ever-changing COVID 19 virus and vaccinations.

## 12. Old Business

### a. Wastewater Status Update

Engineer Brent Bridges provided a brief wastewater status update.

### b. Streetscape: Upper and Lower Main Street Status Update

Town Manager Peabody had no updates to report.

### c. Water Level Policy Administration

Selectman Tworog volunteered to be the point person on administration of the water level policy. The Board appreciates the offer while noting that the policy is overseen by the Public Services Director and he is following the policy accurately and appropriately.

### d. Town Hall Fees

Selectman Tworog is concerned with charging groups to use the town hall when the policy exempts certain charitable or nonprofit groups, he added that the existing policy charges for special events and now the approved rec events also require a fee for use. Recreation Director Colello responded that, due to COVID, the only ongoing programs running out of the Town Hall are the day care and snowshoe program, all other programming has been suspended. The intent of charging for use is to offset the staff salary required to keep the building open since supervision is required as well as additional cleaning measures. Vice-Chairman Zaidman added that this is a small facility and a difficult situation adding that if a family would like to rent the facility and they cannot afford to do so, the recreation director would make provisions; he added that Director Colello is doing a great job. Dot Kimball also voiced her support of the Recreation Director and how he is managing his department.

### e. Planning and Development Status

Community Development Director LaCroix reported that planning and development is administered through the Code Enforcement Office. Code Enforcement Officer Brenda Day submitted a report which included project applications and their status.

## 13. Treasurer's Warrants

**Motion** was made by Selectman Lone for approval of Treasurer's Warrants numbered 101 through 107; second from Selectmen Tworog. 5 approve/0 oppose

## 14. Public Comments on Non-Agenda Items

Community Development Director LaCroix reported that she will be presenting grant information at the next meeting.

Deb Brusini commented that she supports the day care and before/after school program run by the recreation department.

## 15. Dates for the Next Board of Selectmen's Meetings

February 23, 2021

March 1, 2021 at 9:00 A.M. (Budget Workshop)

March 2, 2021 at 3:00 P.M. (Budget Workshop)

March 9, 2021

## 16. Adjourn

Chairman Eastman adjourned the meeting at 814 P.M.

Respectfully submitted,

Laurie L. Chadbourne, Town Clerk

## **Laurie Chadbourne**

---

**From:** Christian Cuff <christiancuff@gmail.com>  
**Sent:** Wednesday, February 3, 2021 11:20 AM  
**To:** Laurie Chadbourne  
**Subject:** Depot Street 2021

Hey Laurie,

I've spoken with Tom, as well as Andy, and both have offered their support in making the summer closure of Depot street an annual walking street for the summer months. Vivo is adding a wood-fired oven this month, and will be able to offer more casual walk-up fare, and I would like to be confident to make a stronger investment in the curb appeal now that it looks like we may have made it through the worst of the pandemic model. Additionally, I am gathering businesses to join us for Saturday night markets during the summer months where we can purchase unsold products from the farmers market and incorporate Tasteful Things, The Bavarian Chocolate Haus, and other interested parties to host Wine tastings and casual shopping throughout the busy months.

The parameters would be the same as before- from the far side of the bridge, to the first entrance of the parking lot (in consideration of the DownEast contract).

Let me know what else you might need from me to get this on the next agenda. Thanks!

--

Christian Cuff  
207-319-3503  
A Corked Fork LLC  
Sweet Pea's Cafe  
Vivo Italian Kitchen  
The Cup Coffeeshop

**Town of Bridgton**  
Office of the Community Development Director

## MEMORANDUM

To: Select Board  
From: Linda LaCroix, Community Development Director  
RE: Re-allocation of CDBG-CV Funds  
Date: 2/17/2021

---

Dear Select Board,

On the agenda for the February 23 meeting is an item referring to a vote to approve the re-allocation of funds from the CDBG-CV program to a series of other approved purchases. The reason for the re-allocation is primarily based on the influx of over 200 million dollars from the CARES act to the state of Maine for rental assistance and fuel assistance among other things, both of which are included in the CDBG-CV program. Because these assistance programs cannot be duplicated among applicants, County suggested and the BCC Director agreed that the BCC, which is the recipient of the CDBG-CV funds, put their programs on hold so that the state funds could be used instead, and the BCC funds could be used for something else. In order to make the change from the assistance programs to other items, we need the Select Board to approve the re-allocation of funds. The CDBG-CV program was approximately \$113,000 and has a remaining balance of about \$55,000 (pending final reimbursement requests from BCC).

We originally were planning to ask that the remaining CDBG-CV funds be re-allocated to cover the Winter Wear Program application to the 2022 CDBG grant to reduce the amount over budget for this upcoming year's program requests; and dedicate the rest to continue the Recreation Department's childcare program slated to continue through to June 2021. Yesterday Gary informed us that the childcare program can now be funded in full for the remaining period through a grant managed by the school system that was extended. After speaking with County on other options, we recommend the following allocations for the remaining CDBG-CV funds:

- Winter Wear - \$5,000
- Deep cleaning of town offices - \$5,000
- Outdoor recreation equipment for the Recreation Department programs - \$45,000

The outdoor equipment could include such items as kayaks, bicycles, helmets, and life jackets.

The monies for this program must be spent by December 31, 2021, however the County has strongly urged that we should plan on using up the funds by the original date of June 30, 2021.

# **Achieving a Successful Development Project: Roadmap to Growth**

February 17, 2021

## **Preamble**

This document highlights insights about economic development for Bridgton. It is intended to convey a sense of what possibilities might be addressed as a starting point. The underpinnings offer concepts about what the planning aspects might require. A comprehensive plan is necessary to articulate the best approaches and essential actions to manage unique challenges and develop a road map for long-term success. However, it will take the best minds from government, social organizations, and businesses to envision and create viable solutions.

The development project discussed herein is a broad concept that requires substantial efforts to become fully defined and articulated. Success will depend on to what extent there is consensus around an economic development project and the scope of the requirements. The potential project may be large and require significant investments by the state and the Federal Government before private investors are willing to participate. The development project at the starting point involves possibilities without specifics. Substantial efforts will be required to develop the project so that there is a definitive plan with articulated actions. Underpinnings to a successful development project are described below.

## **Creating a Sustainable Community**

Creating a sustainable community requires innovative thinking about what can be instead of focusing on what was or what is. It necessitates going beyond just assessing the current situations and determining the prevailing requirements. It implies developing more vibrant economic and political realities. It depends on the insightful business leaders and government officials that can work together to envision the necessary transformations.

Technological innovations drive opportunities and economic development in today's business world. New technologies are being developed at increasingly rapid rates. Clean technologies are increasingly affording communities with great opportunities to improve social, economic, and environmental well-being. These technological changes alter the very nature of the economic forces.

Creating sustainable communities involves the relentless pursuit of development and creating new knowledge and know-how. It involves an ongoing self-reinforcing continuum that creates social, economic, and environmental outcomes that are beneficial for businesses, communities, and people.

The basic premise is that sustainable communities can create extraordinary value through an "industry cluster." An industry cluster is an aggregation of complementary and collaborative industry participants in a region that are networked into relationships

involving strong linkages and relying on shared approaches. A cluster combines the key resources and capabilities necessary to achieve sustainable success.

Clusters are established through collaborative efforts of the governments, businesses, and support organizations. Building technological capabilities and creating new capabilities involve significant investments in education and training. Some of the critical requirements include developing human capital (talent); identifying and exploiting technological opportunities; creating support structures; providing a friendly regulatory environment; and facilitating financing.

Economic development focuses on the principle of comparative advantage. Comparative advantage suggests that individuals, groups, and communities do well when they concentrate on activities in which they have inherent advantages over others in terms of technologies, solutions, social and economic benefits, costs, and success. For instance, the Province of Quebec, Canada has an overwhelming advantage in North America in aluminum production because it has extremely low electricity costs due to the large number of hydroelectric power plants. Given that electricity accounts for approximately forty percent of the cost of primary aluminum, having a ready supply of low-cost electricity provides an incredible comparative advantage.

Economic development is a product and a process. It is a product measured in terms of job creation, wealth, investments, standard of living, and working conditions. It is a process based on industry support, infrastructure, labor force, and market development. Economic development involves many other factors like the state of the economy, economic growth, access to suitable land, the availability of capital and labor, investments, and the regulatory climate. Labor productivity and financial capital contribute to stability and growth and long-term improvements.

Economic competitiveness is a significant factor pertaining to investments and making location decisions. Some of the key factors include:

- Local government governance and the competencies of leaders to strategize and lead on a larger scale.
- Industrial organizations that have the capacities to form alliances and partnerships.
- Favorable economic conditions that are crucial for business formation and expansion, trained labor force, reasonable tax structures, affordable land, and capable leaders.
- Social and political stability that is safe, secure, and free of disruptions.

The ultimate purpose of economic development is to satisfy the needs and wants of people and to provide opportunities for achieving success. The economic aspects are a complex array of transactions, interactions and relationships aimed at producing the means and mechanisms for people to satisfy their needs and expectations.

## **The Precursors for Economic Development**

### **Leadership**

Leadership involves building solid foundations, creating innovative solutions, and making dramatic improvements across the whole business landscape and time spectrum. Success depends on having a holistic perspective of the business environment, including the full scope of supply networks, customers, stakeholders, constituencies, and internal contributors in decision-making.

### **Policy**

Policies are high-level principles, strategies, and guidelines for establishing the underpinnings for developing a cluster. They delineate rules for engagement, basis for actions, and codes for proper behaviors. Policies are the mechanisms used to communicate across the potential entities. Policies are multifaceted and include those that pertain to the whole and to the individual entities. Policies may also be directives that facilitate decision making within the structure of the cluster. Policies are established by a broad group of leaders and officials representing various parts of the cluster. Diverse participation provides opportunities to introduce insights into the discussions and facilitate implementation. Well written policies can have the effect of accelerating decision making. Uncertainty is reduced using standard approaches and well-understood protocols, principles, and ethics. Policies should enhance not restrict.

### **Action Plans and Initiatives**

Action plans and initiatives provide linkages between strategy formulation and strategy implementation. An action plan is a skeletal form of a development program. Action plans provide strategic leaders with the details about whether there are sufficient resources and capabilities to achieve desired results. Preparing and evaluating action plans focuses on ensuring that resources and capabilities are available and appropriate to development and on implementing selected strategies to achieve development objectives.

### **Entrepreneurship**

Entrepreneurship in the context of a cluster involves initiating new technology-based business ventures and developing them into self-sustaining and profitable enterprises. It includes actions of an entity or a person who decides to become an entrepreneur, screens opportunities, selects an appropriate product/market target, and obtains the necessary resources.

### **Education and Training**

Developing and retaining highly capable people and recruiting new talent to add new requisite skills are essential to having the right human capital for execution. When

developing capabilities or adding new ones it is important to ensure that capabilities include leading-edge technical techniques; ones that are in concert with future requirements and not the prevailing or even obsolete methods. In today's global economy, some of the most important attributes include adaptability, broad-based knowledge, and the ability to collaborate with people. Capable people are the foundation upon which success is built. One of the most important ingredients in building a highly competent and capable cluster is to establish a learning culture that encourages creativity, out-of-the-box thinking, and grass-root initiatives for positive changes. Learning is among the most difficult elements to devise and successfully accomplish.

## **The Starting Point**

Community-based economic development requires the involvement and contributions of both the public and private sectors. The local government must play a significant role in establishing the links between the developers, investors, community leaders, businesses, and the regulatory agencies. The private sector must play critical roles as well in the economic development actions and activities.

At the starting point, the economic development scheme is usually ill-defined and fuzzy. It needs broad-based participation with numerous inputs and much local discussions. Such discussions require many contributors, including the local business community, local and state governments, local citizens, and private-sector investors. While there may be an overall economic development objective, it is often not clear whether there is a comprehensive plan that articulates the main mechanisms required for developing and implementing an innovative development project. While it appears that there are many factors that could converge into an economic development project, the existing schemes seem to be open-ended. A focused leadership is key to developing beneficial and actionable goals.

The requisite plan and project will require many steps in the development process to integrate all the factors and forces (entities and individuals) into a cohesive structure. An integrated approach of the main factors will require substantial work and involve many players who are willing to support the project.

A comprehensive plan would present and articulate how economic development would unfold in terms of the public sector and the private sector entities. The project must involve a triad of participation, i.e., local community's support, governmental interest and actions, and private sector participation and investments. The integrated approach focuses on the entire flow of requirements, rather than a broad brush across the specific aspects.

The project should be an attractive option for local officials since it offers the potential for job creation and economic activity. Government's role is to facilitate the formulation and implementation of the integrated approach by participating in the planning process, assisting in obtaining the requisite approvals and permits, working with business leaders

and project developers, ensuring that there is community involvement and benefits, and creating economic outcomes for all stakeholders.

Business leaders have to explore the numerous options as they help develop a definitive plan. Their overall contributions must be to facilitate economic development for the community and local region.

The local community has a rich history of manufacturing operations. It has a history as well of capable workers and now a greatly improved infrastructure in its downtown. Moreover, the community and local region are well positioned with respect to the large urban populations of the state.

The main concerns include developing the details of the requisite planning and operational aspects and determining the infrastructure requirements before there is funding. We have to provide the money to prepare a comprehensive plan, specifically a Master Plan and a Growth Management Plan. It will not be easy to determine the key underlying requirements without delving into the details.

The project might take another year or two before it reaches the point in which a plan becomes available and the requisite actions are deemed to be viable.



# Town of Bridgton

3 Chase Street, Suite 1  
Bridgton, ME 04009

---

Laurie L. Chadbourne, Town Clerk  
Town Clerk's Office

## MEMORANDUM

**To:** Bridgton Board of Selectmen  
Robert A. Peabody, Jr., Town Manager  
David Madsen, Public Services Director

**From:** Laurie L. Chadbourne, E-911 Addressing Officer *lac*

**Date:** February 17, 2021

**Re:** New Road Name

The property owner of Map 13 Lot 10A has requested that the previously approved road name, Starry Lane, be amended to:

First Choice: Evergreen Extension

Second Choice: Greenwood Way

**Third Choice: Tall Pines Drive**

Since choice numbers one and two are similar to other road names, this office recommends approval of the third choice, Tall Pines Drive; Cumberland County E911 Dispatch Center supports this recommendation.

Thank you for your consideration.

**Attachments:** Proposed Street Name Request Application  
Location Maps



# TOWN OF BRIDGTON, MAINE

## STREET NAME REQUEST FORM

Application fee \$50.00 per sign

Date paid: 12 / X / 2020

### Applicant Information:

Name: MARTIN WESOLOWSKI Phone #: 413 265 1710

(current) Mailing Address: 71 TENNYSON ST FREEPORT ME 04032

Email address: mwesolowski@gmail.com

Signature

Date 1 / 27 / 2021

Proposed street is a: ☒ Private Way ☐ Subdivision Road/Name of Subdivision: \_\_\_\_\_

New street access off (name of street): EVERGREEN RD and between numbers 90 and 100

Tax map and lot numbers(s) of access points: MAP 13 LOT 10A Sub 8

Length of new street (in feet): 300 FT Number of lots accessed by new street: 2

Other owners that access their property from this private way:

Name: WILLIAM HUNLEY & SUSAN NICONZTEN Map/Block/Lot: Map 13 Lot 10A Sub 9

Name: \_\_\_\_\_ Map/Block/Lot: \_\_\_\_\_

Name: \_\_\_\_\_ Map/Block/Lot: \_\_\_\_\_

**Applicant MUST submit a plan or sketch showing the road to be named, location of all driveway entries and distances from crossroads with application.**

Proposed Names of New Street (in order of preference):

1<sup>st</sup> Choice: EVERGREEN EXTENSION ☐ Accepted ☒ Rejected Reason: Extension

2<sup>nd</sup> Choice: GREENWOOD WAY ☐ Accepted ☒ Rejected Reason: too close to Green

3<sup>rd</sup> Choice: TALL PINES DRIVE ☒ Accepted ☐ Rejected Reason: \_\_\_\_\_

Return this completed form with a plan/sketch showing the road to be named, and payment to:  
E-911 Addressing Officer, 3 Chase Street, Suite 1, Bridgton, ME 04009

### For office use only

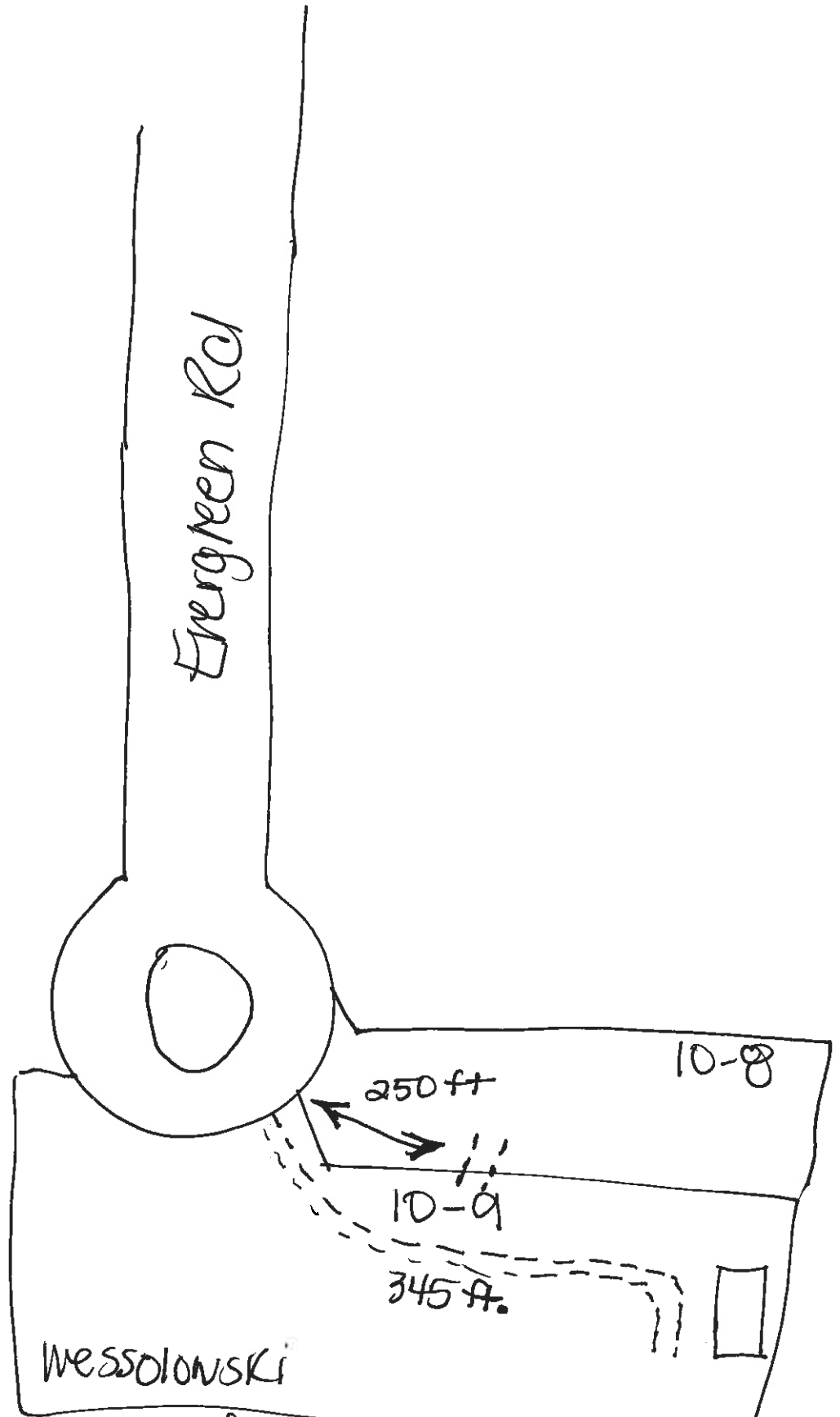
Date application was received: 2 / 9 / 21 ☐ Sketch attached

Street name recommended by E-911 Addressing Officer: ☐ 1<sup>st</sup> choice ☐ 2<sup>nd</sup> choice ☒ 3<sup>rd</sup> choice

Cumberland County Dispatch Center Supports Recommendation ☒ Yes ☐ No

Approved by Board of Selectmen: \_\_\_\_/\_\_\_\_/\_\_\_\_

☐ Mapping updated  
☐ Notifications sent  
☐ Complete  
Initials: \_\_\_\_\_



250 ft from circle to driveway  
Map 13 lot 10-8 on right.  
345 to ~~previous~~ last driveway



# ArcGIS Web Map



1/6/2021, 2:08:13 PM



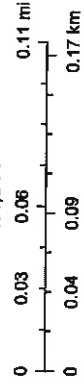
Parcel (Reference)



Waterbodies (Reference)

Roads (Reference)

1:4,514



USDA FSA, GeoEye, Maxar

USDA FSA, GeoEye, Maxar | Credit should always be given to the data source and/or originator when the data is transferred or printed. | Woodland & Curren |

ArcGIS Web AppBuilder



**CERTIFICATION OF PROPOSED ORDINANCE ENTITLED "AMENDMENT TO TOWN OF BRIDGTON OFFICIAL ZONING MAPS TO REZONE A PARCEL OF LAND LOCATED AT 2 COTTAGE STREET," AND ORDER**

The municipal officers of the Town of Bridgton hereby **CERTIFY** to the municipal clerk of the Town of Bridgton, pursuant to 30-A M.R.S. § 3002, that attached hereto is a true copy of the proposed ordinance entitled, "Amendment to Town of Bridgton Official Zoning Maps to Rezone a Parcel of Land Located at 2 Cottage Street" to be voted on at a referendum election of the Town of Bridgton on March 30, 2021 under the following secret ballot question:

Question 1. Shall the Town vote to rezone 2 Cottage street known as Map 23 lot 0148 from the Downtown Village Neighborhood district to the Downtown Village Business I district by enacting an ordinance entitled, "Amendment to Town of Bridgton Official Zoning Maps to Rezone a Parcel of Land Located at 2 Cottage Street"?

*(Note: A "Yes" vote on Question 1 will enact the ordinance entitled, "Amendment to Town of Bridgton Official Zoning Maps to Rezone a Parcel of Land Located at 2 Cottage Street," changing that lot from the Downtown Village Neighborhood district to the Downtown Village Business I district. Copies of the text of the ordinance are available from the Town Clerk.)*

**BE IT FURTHER ORDERED**, pursuant to 30-A M.R.S. § 3002(1), that the municipal clerk shall keep this certified copy as a public record and shall make copies of said proposed ordinance available for distribution to the voters of the Town of Bridgton from the time of this certification. Copies of said proposed ordinance shall also be attested by the municipal clerk and posted in the same manner as the warrant calling the Special Town Meeting Referendum on March 30, 2021 and shall be made available to the voters at the Special Town Meeting Referendum on March 30, 2021.

Dated: \_\_\_\_\_, 2021

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
A majority of the municipal officers  
of the Town of Bridgton

A true copy of the proposed ordinance entitled, "Amendment to Town of Bridgton Official Zoning Maps to Rezone a Parcel of Land Located at 2 Cottage Street," is attached hereto.

Attest: \_\_\_\_\_  
Laurie Chadbourne, Town Clerk  
Town of Bridgton

RETURN

Cumberland County, ss.

State of Maine

I certify that I have posted an attested copy of the proposed ordinance entitled, "Amendment to Town of Bridgton Official Zoning Maps to Rezone a Parcel of Land Located at 2 Cottage Street," at

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

being conspicuous public places within the Town of Bridgton on \_\_\_\_\_, 2021, which is at least seven (7) days next prior to the date of the March 30, 2021 Special Town Meeting Referendum.

\_\_\_\_\_  
Laurie Chadbourne, Town Clerk  
Town of Bridgton

**AMENDMENT TO TOWN OF BRIDGTON OFFICIAL ZONING MAPS TO REZONE A  
PARCEL OF LAND LOCATED AT 2 COTTAGE STREET**

The Town of Bridgton Land Use Ordinance is proposed to be amended by repealing and replacing the official zoning maps, numbered 1, 2, 3, and 5, and attached to the ordinance at appendix 1, in order to rezone the parcel of land located at 2 Cottage Street, and more specifically described as Tax Map 23 Lot 0148 on the Town of Bridgton Tax Maps, from the Downtown Village Neighborhood (DVN) district to the Downtown Village Business I (DVB-I) district.

# Town of Bridgton

## LAND USE ORDINANCE

Amendment to Town of Bridgton Official  
Zoning Maps to Rezone a Parcel of Land  
Located at 2 Cottage Street



Enacted 06/11/2019

Revised 11/05/2019, 07/14/2020 Proposed rezone of  
Map 23 Lot 148 from DVN to DVBD1 3/30/2021

Changes to Maps 1,2,3 and 5.

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## **ARTICLE I. GENERAL PROVISIONS**

### **Section 1. Purpose and Intent**

This Ordinance is designed for all the purposes of zoning embraced in the Maine Revised Statutes including, among other things, to promote and conserve the general health, safety, and welfare of the inhabitants and to encourage compatible land uses. The purpose of this Ordinance is also to implement the goals of the Land Use Plan contained in the approved Comprehensive Plan as set forth below:

- Protect the character of Bridgton while preserving the private property rights of its citizens
- Using minimal restrictions, protect residents from incompatible uses and preserve the existing character of the landscape
- Provide encouragement and incentives to direct commercial growth to appropriate growth areas
- Expand and nurture economic growth that contributes to the vitality of the downtown
- Expand and nurture economic growth with plans for commercial development in designated growth areas along the inner 302 and 117 corridors
- Retain and protect the historic character of the downtown and the outlying villages through thoughtful planning and the use of development and design standards
- Encourage development that is human-scale, walkable, pleasant, dense and accessible
- Protect the Town's many natural resources
- Protect the character of the Town's rural neighborhoods

### **Section 2. Authority**

This Ordinance is adopted pursuant to home rule powers as provided for in Article VII, Part Second, of the Maine Constitution; 30-A M.R.S.A. §§ 2101 *et seq.*, 2691, 3001 and 4352-4358; 38 M.R.S.A. §§ 435 to 449; any other enabling statutes; and all amendments thereto.

### **Section 3. Applicability**

The Town of Bridgton hereby regulates the inspection, construction, alteration, height, area, ground coverage, location and use of buildings and structures, and the use of land, throughout the Town; and also hereby divides the Town into districts as defined and described herein, and shown on the Official Zoning Maps on file with the Town Clerk, which are hereby incorporated into this Ordinance. All buildings or Structures hereinafter constructed, reconstructed, altered, enlarged, or moved, and the uses of buildings and land, including the division of land (except as expressly provided in Article I, Section 3.C.2, below), shall be in conformity with the provisions of this Ordinance. No building, Structure, land, or water area shall be used for any purpose or in any manner except as provided for in this Ordinance.

- A. No land shall be used or occupied, and no Structures shall be designed, constructed, reconstructed, altered, enlarged, moved, or occupied except in conformity with this Ordinance, including all applicable design standards, and upon performance of all conditions attached to a permit issued by the Code Enforcement Officer, Planning Board, or Board of Appeals approved pursuant to this Ordinance.
- B. No person, firm, corporation, or other entity, and no officer, employee, or agent of said firm, corporation, or other entity shall sell, rent, lease, offer, or attempt to sell, rent, lease, or offer any land or Structure in a manner or for a use prohibited by this Ordinance.

- C. This Ordinance shall govern any and all proceedings, applications for permits, or approvals required hereunder or any other Ordinances of the Town, provided, however, that this Ordinance shall not apply to:
1. Any application for a permit which has been determined to be complete by the reviewing authority, and on which the reviewing authority has conducted a substantive review, prior to the effective date. For purposes of this section, a substantive review of an application shall consist of a review of that application to determine whether it complies with the applicable review criteria and other applicable requirements.
  2. Any application for a subdivision permit. The Planning Board shall review and authorize subdivision permit applications pursuant to the Town of Bridgton Subdivision Regulations, without regard to the provisions in this Ordinance; provided, however, that the provisions of this Ordinance establishing allowed uses for each District shall apply to any structures or land uses that are located on a subdivided lot.

#### **Section 4. Effective Date**

The effective date of this Ordinance or any amendments thereto shall be immediately upon its/their adoption by a favorable vote of the voters of the Town at a regular or special Town Meeting, unless otherwise expressly specified; provided, however, that those portions of this Ordinance related to shoreland regulation shall not be effective unless approved by the Commissioner of the Maine Department of Environmental Protection. A certified copy of this Ordinance, attested and signed by the Town Clerk, shall be forwarded to the Commissioner of the Department of Environmental Protection for approval. If the Commissioner fails to act on this Ordinance within 45 days of the Commissioner's receipt of this Ordinance, the Ordinance shall be deemed approved. Any application for a permit submitted to the Town within such 45-day period shall be governed by the terms of this Ordinance as if the Ordinance were approved by the Commissioner.

#### **Section 5. Nonconforming Uses, Structures, and Lots**

##### **A. Purpose**

It is the intent of this section to provide conformity with this Ordinance, except that nonconforming conditions that legally existed before the effective date of this Ordinance, or any amendment thereto, are allowed to continue, subject to the requirements set forth in this Section 5. Except as otherwise provided in this Ordinance, a nonconforming condition shall not be permitted to become more nonconforming.

##### **B. General**

1. It is the intent of this Ordinance that all nonconformities shall be converted to conformity when required by this Ordinance.
2. Any nonconformity not expressly allowed by this Ordinance as a legal nonconformity is hereby deemed illegal and shall cease or be corrected immediately.
3. The burden of establishing that any nonconformity is a legal nonconformity shall, in all cases, be upon the owner of such nonconformity and not upon the Town of Bridgton.
4. Any legally existing nonconformity may be transferred, and the new owner may, subject to the requirements of this Article, continue such legal nonconformity; provided, however, that nothing contained herein shall be construed to permit any person or entity to occupy or use any lot or Structure or to continue any use in violation of any applicable federal or state law, Ordinance, or regulation.
5. Once converted to conformity, no lot, Structure, or use shall be permitted to revert to nonconformity.

##### **C. Nonconforming Uses**

1. The use of any land or Structure, or any portion thereof, which is made nonconforming as a result of the enactment of this Ordinance, or any subsequent amendment thereto, may be continued, but only in strict compliance with the following requirements.

2. A nonconforming use of land or Structure may continue to exist and may expand within the lot boundaries, provided the expanded use or Structure meets the setback requirements of that District to the greatest extent possible. All such expansions of a nonconforming use or Structure are subject to review and approval by the Planning Board.
3. Any nonconforming use in an existing structure may only be extended by 10% of the use's square footage into parts of an existing Structure not used for that use at the time that the use became nonconforming.
4. If any nonconforming use ceases or is discontinued for any reason for a period of 12 or more consecutive months, any subsequent use shall conform to the requirements of this Ordinance in all respects.
5. Notwithstanding the above requirements, a nonconforming residential use may be modified, enlarged, and extended in all Districts.

#### **D. Nonconforming Structures**

1. Any Structure which is made nonconforming as a result of the enactment of this Ordinance, or any subsequent amendment thereto, may be continued, but only in strict compliance with the following requirements:
  - a. A nonconforming Structure may be maintained, repaired, reconstructed, and improved within the footprint of the Structure at the time the Structure became nonconforming.
  - b. A nonconforming Structure may be enlarged only if it satisfies all of the provisions listed below:
    - i. The expansion satisfies all applicable dimensional requirements of the District in which the Structure is located
    - ii. The expansion results in no new nonconformities.
    - iii. The expansion conforms to the height limits specified for the applicable District.
    - iv. The expansion conforms to all setback requirements for the applicable District.
    - v. The expansion does not cause or worsen safety problems, such as, but not limited to, reduction of sight distances from driveways or intersections and does not increase any adverse impact on adjacent properties.
  - c. If a nonconforming Structure is accidentally destroyed by fire or natural catastrophe, the Structure may be rebuilt on the existing footprint, or enlarged, subject to the provisions listed above in Section 5.D.1.b. Reconstruction must commence within two years of the destruction, or the Structure must conform to all regulations of the applicable District.

#### **E. Nonconforming Lots**

A single parcel of land, the legal description or dimensions of which are recorded in a deed, plan, or map on file at the Cumberland County Registry of Deeds, which lawfully existed immediately prior to the enactment of this Ordinance or any subsequent amendment thereto, and which, as a result of the enactment of this Ordinance or any amendment thereto, does not meet the lot size requirements in the district in which it is located, and which does not adjoin another parcel in common ownership, may be built upon without the need for a variance, subject to the following requirements:

1. Two or more nonconforming lots that are or become under the same ownership shall be consolidated to form a single lot, provided that both the following conditions apply:
  - a. At least one of the lots shall be nonconforming with respect to lot size for the applicable District.

- b. At least one of the lots does not have a Principal Structure.
- 2. One or more nonconforming vacant lots adjoining a parcel in common ownership and containing a Principal Structure shall be consolidated so as to bring the nonconforming lot into conformity to the greatest extent possible.
- 3. Previously consolidated lots may be re-divided if the following conditions are satisfied:
  - a. As a result of the re-division, no lot is smaller than the minimum size required by the applicable District.
  - b. No lot becomes nonconforming in any respect to the requirements of the applicable District.
- 4. If two or more principal uses or Structures exist on a single lot of record, each may be transferred or sold on a separate lot, provided that the separate lots are each in compliance with the State Minimum Lot Size Law and the State of Maine Subsurface Wastewater Disposal Rules.

#### **F. Lots in Two Towns**

When a lot is transected by a municipal boundary, the regulations set forth in this Ordinance apply only to that portion of the lot located in Bridgton.

## ARTICLE II. LAND USE DISTRICTS AND USES

### Section 1. Establishment of Districts

#### A. Official Zoning Maps

To implement the provisions of this Ordinance, the Town of Bridgton is hereby divided into the following land use Districts, which are depicted on the Town of Bridgton Official Zoning Maps, which can be found in Article VII Appendices Section 1. The Relationship of the Town of Bridgton Comprehensive Plan to the Land Use Districts is as follows:

District symbol	Land Use District Name	Characteristic	Comprehensive Plan Land Use Designation
DVB I	Downtown Village Business I	Village commercial, high density growth area, business, retail & entertainment uses, pedestrian oriented with historic buildings	Downtown Village Business District
DVB II	Downtown Village Business II	Low density mixed use transition to downtown	Downtown Village Business District
DVN	Downtown Village Neighborhood	Designated growth area residential and historic areas	Downtown Village Neighborhood
IC	Inner Corridor	Designated growth area for mixed use development	Inner Corridor
OC	Outer Corridor	Highway auto-oriented mixed use, transitional area	Outer Corridor
MUC	Mixed Use Corridor	Low density mixed used development along rural highway	Version of Outer Corridor
LN	Lakeside Neighborhood	Primarily low-density single-family homes oriented toward a lake	Lakeside Neighborhood
OV	Outer Village	Village nodes providing transition to Rural areas	Outer Village
RN	Rural Neighborhood	Low density residential areas	Rural Neighborhood

#### B. Interpretation of Districts

The process of differentiating and designating areas as districts has been informed both by the natural topography of the town and by its historical development pattern. The goal is to plan for growth while preserving the town's New England village and countryside pattern of settlement.

1. Boundaries indicated as approximately following the center lines of streets, highways, public utilities, or rights-of-way shall be construed as following such center lines.
2. Boundaries indicated as approximately following established lot lines or Town boundaries shall be construed as following such lines.
3. Boundaries indicated as approximately following shorelines of any water body, including any great pond, shall be construed as following the normal high-water mark of the water body.

Boundaries indicated as approximately following the thread of a stream shall be construed as following the lower edge of the stream. Boundaries indicated as approximately following the edge of a wetland shall be construed as following the upland edge of the wetland.

4. Boundaries indicated as being parallel to or extensions of any of the features listed in subparagraphs 1, 2, or 3, above, shall be so construed.
5. Distances not specifically indicated on the Official Land Use District Map of Bridgton shall be determined by the scale of the map.
6. Where physical or natural features existing on the ground are at variance with those shown on the Official Zoning Maps of Bridgton, or in other circumstances where uncertainty exists with respect to the location of a boundary, the Board of Appeals shall interpret the district boundaries; provided, however, that in all cases the determination of any shoreline Minimum Setback shall be determined by actual site measurement.
7. Any conflict between the Official Zoning Maps of Bridgton and a description by reference to tax maps and lots contained in this Ordinance shall be resolved in favor of the deed descriptions of those lots by metes and bounds.

#### **C. Division of Lot by Boundaries**

When a lot is transected by a district boundary, the regulations set forth in this Ordinance applying to the larger part, as measured by area, of such lot shall also govern in the smaller part beyond such district boundary, but not more than 50 linear feet in depth beyond said district boundary, except that no such extension shall be permitted into a Shoreland District or a Resource Protection District.

#### **D. Authority to Interpret Maps**

The Code Enforcement Officer shall have the initial authority to interpret the Official Zoning Maps of Bridgton except where another officer, board, or agency of the Town is specifically empowered to administer a related provision of this Ordinance.

In the event of a dispute that cannot be resolved by the rules in this Article, the applicant or the Code Enforcement Officer may refer the matter to the Board of Appeals, and the Board of Appeals shall interpret the location of the disputed district boundaries pursuant to the procedure for administrative appeals. Where uncertainty exists as to the exact location of district boundary lines, the Board of Appeals shall be the final administrative authority as to the location of district boundaries.

#### **E. Description of Districts**

##### **1. Downtown Village Business District I (DVB-I)**

The Downtown Village Business District I, encompasses Bridgton's traditional downtown along its Main Street and includes Depot Street and the Post Office block. In this area are located town government uses including police and fire departments; the District Court; public services such as the Bridgton Public Library and Bridgton Community Center; parks; retail, professional, and service businesses, including restaurants and bars; along with single family homes and apartments. Pondicherry Park lies in the center of Town along Stevens Brook. Both on-street and off-street parking are available.

Businesses are encouraged to remain as unique, independent enterprises offering complementary yet diverse goods and services appealing to both residents and visitors. The scale, pattern and character of Bridgton's historic town center shall be maintained.

**2. Downtown Village Business District II (DVB-II)**

The Downtown Village Business District II, located at the edges of the downtown along Portland Road, Harrison Road and North High Street creates a transition into Bridgton's downtown, where the traffic slows and the street character changes. New development in this area should reflect and protect historic patterns while enriching the experience for people coming into Town. The enhancement of pedestrian circulation to and from the downtown, residential neighborhoods, and into outlying districts is a major goal for development in this area. Rehabilitation of existing buildings and lots is encouraged, and new construction shall respect the existing scale, location and massing of adjacent buildings and driveways, so as to limit clutter and driver confusion. New development shall seek to combine driveways, signage and parking wherever possible.

**3. Downtown Village Neighborhood (DVN)**

The Downtown Village Neighborhood includes historically residential areas surrounding Bridgton's downtown, having a mixture of classic New England homes, converted multifamily dwellings, and single-family homes. The purpose of this district is to retain and expand residential opportunities within walking distance to the downtown. Permitted uses include mixed density residential, low impact community services, and appropriately scaled home based business uses suitable for a central business area and mixed use village.

**4. Inner Corridor (IC)**

The Inner Corridor is defined as the growth area between the historic business district and the more rural Outer Corridor and Mixed Use Corridor. New development and the expansion of existing businesses is intended to share entrances, parking, connecting sidewalks, lighting and signage, and provide for the installation and maintenance of active and passive green space. The intent is to encourage flexible design for modern business development, and to limit clutter and driver confusion. A mix of uses at higher densities is envisioned, allowing residential, commercial, and recreational uses to work well in proximity to each other. This area is intended to be served by water and sewer.

**5. Outer Corridor (OC)**

The Outer Corridor is characterized by scenic highway approaches into Bridgton from Naples to the south. Buffer and landscape requirements are intended to preserve the natural wooded vistas along the corridor into town. Side road access, shared entries, and rear access roads are all required, in order to accommodate the higher speed of travel. As a low-density transitional corridor, the Outer Corridor supports a wide range of uses, with requirements to balance development with open space, while minimizing potential neighbor conflicts.

**6. Mixed Use Corridor (MUC)**

The Mixed Use Corridor extends along Route 302 west to the Fryeburg town line, along 117 north to the Harrison town line and along Route 117 south to the Denmark town line. The Mixed Use Corridors contain extensive rural areas, with some existing residential and commercial uses. Low-impact commercial and recreational uses along with continued residential development are appropriate, and the overall rural and scenic characteristics of this District should be preserved.

## **7. Lakeside Neighborhood (LN)**

The Lakeside Neighborhood includes the mostly residential areas that surround Bridgton's lakes. Along with all properties in the Shoreland Zone, this District also includes land and development outside of the Shoreland Zone Overlay, including lake associations and their roads as they abut other Districts. There are seasonal businesses located in Lakeside Neighborhood areas—summer camps, campgrounds, and lodging, and the continued use of these properties for those purposes is supported.

## **8. Outer Village (OV)**

The Outer Village includes areas of the community that are largely settled around a central node and are suitable for medium density development, not requiring expansion of municipal facilities. These areas do not include significant agricultural production, natural resources, or large areas of undivided and undeveloped land. The Outer Village areas of North Bridgton and South Bridgton located along and off the highway corridors each have their own distinct history and identity. The purpose of this District is to protect special and historic neighborhood features and identities, and support small, compatible, community-serving businesses. These villages provide limited, suburban or rural residential development opportunities as a transition to rural areas.

## **9. Rural Neighborhood (RN)**

The Rural Neighborhood is the countryside of Bridgton's village and countryside development pattern. It encompasses the large majority of Bridgton's land and is home to a majority of its residents. Regulation in this District is intended to protect the rural feel and function, as well as the natural beauty of these areas, while supporting very low and low-density residential development. Cluster development, allowing smaller lots or condominium clusters to occupy a percentage of the land, in order to preserve open space and environmental features, is encouraged. Small scale, low intensity rural-serving commercial and agricultural uses may be directed to locate at intersections with arterial roads or major crossroads.

## **F. Relation to Other Ordinances and Regulations**

In the event that a provision of this Ordinance conflicts with, or is inconsistent with, another provision of this Ordinance or with a provision of another ordinance, regulation, or statute administered by the Town of Bridgton with respect to a use, structure, or parcel of land, the more restrictive provision shall control.

The other ordinances and regulations of the Town of Bridgton that affect the use of land include the ordinances and regulations described in paragraphs 1 through 5 below.

### **1. Willis Brook & Bear River Aquifer Ordinances**

The purpose of the Bear River and Willis Brook Aquifer Ordinances is to manage the groundwater recharge areas of the Willis Brook and Bear River Aquifers in order to maintain the present rate of recharge and, where possible, to enhance recharge—thus ensuring a dependable water supply to the Town for the future. These ordinances protect the aquifers from contaminants, which can reasonably be expected to accompany certain uses of land or activities, thereby maintaining the aquifer's high water quality. The water quality for the municipal water supplies will require efforts by all of Bridgton, and Harrison, as well as surrounding communities, to ensure that degradation of the quality of the supply does not occur.

## **2. Shoreland Zoning Ordinance**

The purposes of the Shoreland Zoning Ordinance are to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect building and lands from flooding and accelerated erosion; to protect archaeological and historic resources; to protect freshwater wetlands; to control building sites, placement of structures and land uses; to conserve shore cover and visual as well as actual points of access to inland waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas. The Shoreland Zoning Ordinance establishes overlay districts that apply to all land within 250 feet of a great pond, river, or upland edge of a freshwater wetland; to all land within 75 of the normal high water mark of all streams and tributary streams; and to sources of erosion and sedimentation in all land areas between 250 and 500 feet of a great pond, river, or upland edge of a freshwater wetland.

## **3. Floodplain Ordinance**

In order for the Town of Bridgton to be eligible for the National Flood Insurance Program (NFIP), the Federal Emergency Management Agency identifies areas of town that have special flood hazards, which the town then addresses through the Floodplain Ordinance. A Flood Hazard Development Permit system and review procedure for development activities is required in the designated flood hazard areas of the Town of Bridgton, Maine.

## **4. Site Plan Review Ordinance**

The purpose of the Site Plan Review Ordinance is to ensure orderly growth of the Town of Bridgton and to minimize the adverse effects of growth due to development of commercial, industrial and retail uses and multi-family dwellings, campgrounds and mobile home parks. The Site Plan Review Ordinance is administered by the Planning Board of the Town of Bridgton.

## **5. Subdivision Regulations**

The purposes of the Subdivision Regulations are to assure the comfort, health and well-being of the people of Bridgton, protect the environment, and promote the orderly development of the Town through the regulation of new subdivisions. The Subdivision Regulations are administered by the Planning Board of the Town of Bridgton.

## **Section 2. Land Uses & Standards by District**

### **A. Downtown Village Business District I (DVB-I)**

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 3 of 11.

#### **1. Purpose**

The primary goal of regulation in this District is to achieve a lively, highly functional downtown supporting an intentional mix of retail, office/institutional, and residential uses at relatively high densities. The rehabilitation of older buildings is encouraged. New building in this area should complement the existing pattern of development, defined by its varied and eclectic mix of buildings. While commercial use of the ground floor is required, second story residential use is permitted and encouraged.

#### **2. Open and Buildable Area**

The intent for regulating Open Space and Buildable Area is to preserve and enhance the density and character of this District.

- a. Minimum Lot Size: 2500 square feet.
- b. Minimum Lot Frontage: None.
- c. Maximum Lot Coverage: Not applicable to this District.

#### **3. Building**

##### **a. Placement**

The intent for regulating placement of structures on lots in this District is to preserve and enhance the visual interest of the historic form in this area while allowing for commercial development in this District.

- i. Maximum Front Setback Line (applicable to Principal Buildings): 6 feet.
- ii. Minimum Front Setback Line (applicable to all Structures): At the Public Lot Line.
- iii. Requirements applicable to the Maximum Front Setback Area:
  - a) At least 65% of the Principal Building façade shall be located within the Maximum Front Setback Area. To add variety and diversity to a Principal Building, up to 35% of a Principal Building's façade may have an architectural recess.
  - b) Protrusions on any portion of a Principal Building above the Ground Story shall be cantilevered.
  - c) No portion of a Principal Building façade within the Maximum Front Setback Area shall exceed 60 feet of continuous linear plane.
  - d) No portion of any Structure shall obstruct a public or private sidewalk, or extend beyond a property line, except as expressly provided herein.

- iv. Minimum Setback Line from any Common Lot Line (applicable to all Structures): 2 feet.
- v. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary: Not applicable to this District.

**b. Height**

The intent for regulating a building's height is to ensure that new buildings will coexist in harmony with Bridgton's varied and eclectic downtown skyline.

- i. Maximum Height of Principal Structure or Accessory Structure: 35 feet.
- ii. Ground Story Floor Elevation Height: The average Ground Story finished floor elevation within 30 feet of the Maximum Front Setback Line shall be not lower than the front sidewalk elevation and not higher than 21 inches above the front sidewalk, unless a higher elevation is required to comply with applicable floodplain or flood insurance requirements.

**c. Façade**

**i. Fenestration**

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility enhancing the walkability of Bridgton's downtown.

- a) Lengths of façade uninterrupted by windows or other exterior openings exceeding 15 feet are prohibited on all Ground Story façades.
- b) Ground Story Fenestration shall comprise a minimum of 30% of the Ground Story façade.
- c) Upper Story Fenestration shall comprise a minimum of 20% of the façade of each upper Story.
- d) Functioning doors shall be required along the Ground Story façade at intervals of no greater than 50 feet.

**ii. Building Projection**

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

- a) No portion of any Structure shall obstruct a public or private sidewalk, or extend beyond a property line, except as provided herein.
- b) Awnings on the Ground Story may project over a public sidewalk provided they maintain a clearance height of at least 8 feet but no more than 12 feet above the sidewalk.
- c) Signs may project over a public sidewalk provided that they maintain a clearance height of at least 10 feet above the sidewalk.

- d) Awnings, balconies, stoops, porches, and walkways shall be set back at least 2 feet from a Common Lot Line, except for Alleys for which the property owners have recorded an instrument allowing a lesser setback. Walkways and stoops providing access into a Structure shall not be subject to this requirement.

#### **4. Street Wall**

The intent for requiring a Street Wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

- a. A Street Wall of not less than 42 inches in height or greater than 4 feet in height shall be required in connection with new construction on any portion of a lot which abuts a public road and is not to be occupied by a Principal Building, drive, garage entry or pedestrian gate.

The Street Wall may be set back a maximum of 4 feet from the Structure façade.

- b. One pedestrian gate or opening no wider than 6 feet shall be permitted within any required Street Wall.
- c. The Street Wall height shall be measured from the adjacent sidewalk, or, when not adjacent to a sidewalk, from the average finished grade in the Maximum Front Setback Area.
- d. Lots containing open public spaces and parks are exempt from the Street Wall requirements set forth in subparagraphs a, b, and c, above.

#### **5. Garage and Parking**

The intent for directing parking to the rear and side of structures is to allow the varied and inviting Façades and landscapes to be what visitors experience, rather than parked vehicles and paved parking lots.

- a. All parking lots must be set back a minimum of 15 feet from the front Public Lot Line.
- b. One curb cut with a width no greater than 18 feet is allowed on any street frontage for surface parking lots, unless otherwise required by the Maine Department of Transportation or unless the municipal reviewing authority finds that a greater curb cut width is necessary to provide for safe vehicular access. Shared egress and the reduction in the number of curb cuts on SR 302, 117 and Main Street are a primary design consideration for all new development wherever possible.
- c. Openings for parking Garage access shall have a maximum height of 16 feet and an access width no greater than 24 feet.
- d. Parking lots and Garages on lots with frontage on Main Street and another street shall not use Main Street for vehicular access.

#### **6. Corner Lots**

Principal Buildings located on corner lots shall meet all applicable standards with respect to each roadway.

## **7. Landscaping in Conjunction with Project Development**

The intent of regulating plantings as a part of a construction project is to protect the character of this District.

While plantings are not regulated in this District, developers are encouraged to plant trees where appropriate and create attractive green space as part of a project.

## **8. Sidewalks**

Sidewalks shall be required along any arterial or Public Lot Line of the property, unless otherwise required by The Maine Department of Transportation, or an alternate trail, bike path, or transit stop is provided.

## **9. Uses**

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

### **a. Allowed uses—Ground Story:**

- Accessory Use
- Bank
- Bar / Tavern / Cocktail Lounge
- Bed and Breakfast / Small Inn
- Brewery / Distillery / Winery
- Community Center
- Education Facility
- Essential Services
- Farmers Market / Farm Stand
- Forestry Management Activities
- Funeral Home
- Home Occupation
- Hotels / Large Inn
- Liquor Store
- Live Theater / Music / Entertainment
- Marijuana Home Cultivation
- Mass Gathering
- Midway / Fair
- Mobile Temporary Vendor
- Movie Theater
- Neighborhood Convenience Store
- Office Building, Large
- Office Building, Small
- Park and Recreational Services
- Parking Garage
- Professional Office and Service
- Public Building
- Public Open Space
- Recreation, Indoor
- Religious Assembly
- Restaurant
- Retail Business, Small

- b. Allowed uses—Upper Stories**, including within the roof of any Structure where the roof is configured as a half-story (1/2 Story). If a Structure is composed of a single story, the following uses are allowed within the Ground Story if (i) the uses are not clearly visible from any Public Lot Line and (ii) one or more of the uses allowed in Section 9.a, above, occupies a portion of the Ground Story that is most proximate to and visible from any Public Lot Line.

Accessory Use  
 Bank  
 Bar / Tavern / Cocktail Lounge  
 Bed and Breakfast / Small Inn  
 Boarding House  
 Brewery / Distillery / Winery  
 Community Center  
 Dwelling, Above Commercial  
 Dwelling, Attached In-law Apartment  
 Dwelling, Multi-family  
 Dwelling, Single Family  
 Dwelling, Two Family  
 Education Facility  
 Essential Services  
 Forestry Management Activities  
 Funeral Home  
 Home Occupation  
 Hotels / Large Inn  
 Manufacturing, Light  
 Marijuana Home Cultivation  
 Movie Theater  
 Neighborhood Convenience Store  
 Office Building, Large  
 Office Building, Small  
 Park and Recreational Services  
 Parking Garage  
 Professional Office and Service  
 Public Building  
 Public Open Space  
 Religious Assembly  
 Research Facility  
 Restaurant  
 Retail Business, Small

## **B. Downtown Village Business District II (DVB-II)**

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 4 of 11.

### **1. Purpose**

Downtown Village Business District II creates a transition into Bridgton's downtown, where the traffic slows and the street character changes. New development in these areas should reflect the historic pattern while enriching the experience for people coming into Town. The enhancement of pedestrian activity from and to the downtown, the residential neighborhoods, and into outlying districts is a major goal for development in this area. Rehabilitation of existing buildings and lots is encouraged, and new construction shall respect the existing scale of adjacent buildings.

### **2. Open and Buildable Area**

The intent for regulating Open Space and Buildable Area is to preserve and enhance the historic form of this District.

- a. Minimum Lot Size: 20,000 square feet.
- b. Minimum Lot Frontage: None.
- c. Maximum Lot Coverage: Not applicable to this District.
- d. A contiguous Private Open Area of at least 15% of the Buildable Area shall be preserved on each lot.

### **3. Building**

#### **a. Placement**

The intent for regulating placement of structures in this District is to preserve and enhance the visual interest of the historic form in this area while allowing for commercial development in this part of downtown.

- i. Maximum Front Setback Line (applicable to Principal Buildings): 15 feet.
- ii. Minimum Front Setback Line (applicable to all Structures): 10 feet.
- iii. Requirements applicable to the Maximum Front Setback Area:
  - a) At least 65% of the Principal Building façade shall be located within the Maximum Front Setback Area. To add variety and diversity to a Principal Building, up to 35% of a Principal Building's façade may have an architectural recess.
  - b) Protrusions on any portion of a Principal Building above the Ground Story shall be cantilevered.
  - c) No portion of a Principal Building façade within the Maximum Front Setback Area shall exceed 60 feet of continuous linear plane.
- iv. Minimum Setback Line from any Common Lot Line (applicable to all Structures): 5 feet.

- v. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary: Not applicable to this District.

**b. Height**

The intent for regulating a buildings' Height is to ensure that new buildings will coexist in harmony with Bridgton's varied and eclectic skyline.

- i. Maximum Height of Principal Structure or Accessory Structure: 35 feet.
- ii. Ground Floor Elevation Height
  - a) For Residential Uses: The average Ground Story finished floor elevation shall be a minimum of 2 feet and a maximum of 4 feet above the exterior sidewalk or front yard elevation at the Maximum Front Setback Line.
  - b) For Commercial Uses: The average Ground Story finished floor elevation within 30 feet of the Maximum Front Setback Line shall be:
    - i) Not lower than the front sidewalk or front yard elevation; and
    - ii) Not higher than 21 inches above the sidewalk or front yard elevation.

**c. Façade**

**i. Fenestration**

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility, enhancing the walkability of this district.

- a) Lengths of façade uninterrupted by windows or other external openings exceeding 15 feet are prohibited on all Ground Story façades.
- b) Ground Story Fenestration shall comprise a minimum of 25% of the Ground Story façade.
- c) Upper Story Fenestration shall comprise a minimum of 15% of the façade of each upper Story.
- d) Functioning doors shall be required along the Ground Story façade at intervals of no greater than 50 feet.

**ii. Building Projection**

The intent for regulating anything projecting from a structure is to protect from encroaching onto property boundaries or into public space.

- a) No portion of any Structure shall obstruct a public or private sidewalk, or extend beyond a property line, except as provided herein.
- b) Awnings on the Ground Story may project over a public sidewalk provided they maintain a clearance height of at least 8 feet but no more than 12 feet above the sidewalk.

- c) Signs may project over a public sidewalk provided that they maintain clearance height of at least 10 feet above the sidewalk. Awnings, balconies, stoops, porches, and walkways shall be set back at least 2 feet from a Common Lot Line, except for Alleys for which the property owners have a recorded an instrument allowing a lesser setback. Walkways and stoops providing access into a Structure shall not be subject to this requirement.

#### **4. Street Wall**

The intent for requiring a Street Wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not regulated in this District.

#### **5. Garage and Parking**

The intent for directing parking to the rear and side of Structures is to allow varied and inviting Façades and landscapes to be what visitors experience, rather than parked vehicles and paved parking lots.

- a. All parking lots must be set back a minimum of 20 feet from the Front Public Lot Line.
- b. One curb cut with a width no greater than 22 feet is allowed on any street frontage for surface parking lots, unless otherwise required by The Maine Department of Transportation or unless the municipal reviewing authority finds that a greater curb cut width is necessary to provide for safe vehicular access. Shared egress and the reduction in the number of curb-cuts on 57 302, 117 and Main Street are a primary design consideration for all new development wherever possible.
- c. Openings for parking Garage access shall have a maximum height of 16 feet and an access width no greater than 24 feet.
- d. Garage entries may be set back up to a maximum 2 feet behind the front façade of the structure.
- e. Parking lots and Garages on lots with frontage on more than one street shall use the lesser street for vehicular access.

#### **6. Corner Lots**

Principal Buildings located on corner lots shall meet all standards applicable to each roadway.

#### **7. Landscaping in Conjunction with Project Development**

The intent of regulating plantings as a part of a construction project is to protect and enhance the character of this area of Bridgton's downtown.

- a. Shade Trees shall be placed in the Minimum Setback Area and the Maximum Front Set Back Area at a minimum density of 1 tree per 50 linear feet of lot frontage. Native species shall be used. Trees planted or saved to meet this requirement shall be a minimum of 2" in diameter at breast height ("DBH") for new trees and a minimum of 4" DBH for existing trees. No existing trees shall be counted towards this requirement if they are included on the Maine Invasive Plant List.

- b. Medium Sized Trees shall be placed on the property at a minimum density of 1 tree per 900 square feet of pervious area. Existing Medium Sized Trees may be saved on the property to meet this requirement. Planted or existing trees shall be at least 6 to 8 feet in height for evergreen and multi-stemmed trees and 1½" to 2" DBH for flowering deciduous trees.
- c. Plantings, including Shrubs, perennials, and/or native ornamental grasses and ferns, shall be placed in the Setback Area so as to cover at least 15% of the Setback Area. Plants shall be installed in continuous beds and spaced and sized appropriately for the species. Plant sizing shall be 2-quart minimum for perennials, grasses and ferns; and 2-gallon minimum for woody shrubs.
- d. Any constructed berms with slopes greater than 10% shall be planted with groundcover, perennials, or native ornamental grasses so as to cover at least 50% of the berm area.
- e. Any front yard fence or wall shall not be more than 4 feet in height.
- f. All required plantings shall be installed prior to the issuance of a final occupancy permit. A temporary occupancy permit may be granted by the regulating authority.
- g. There must be a guaranteed 85% survival rate of plantings after one year. If the survival rate is not met after one-year, additional plantings are required to meet the 85% rule.

## 8. Sidewalks

The intent for requiring sidewalks is to preserve and increase the walkability of Bridgton's downtown.

Sidewalks shall be required along any arterial or Public Lot Line of the property, unless otherwise required by Maine Department of Transportation, or an alternate trail, bike path, or transit stop is provided.

## 9. Uses

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

### a. Allowed uses:

- Accessory Use
- Agriculture, Non-Commercial
- Bar / Tavern / Cocktail Lounge
- Bed and Breakfast / Small Inn
- Boarding House
- Brewery / Distillery / Winery
- Community Center
- Day Care Facility
- Dwelling, Above Commercial
- Dwelling, Attached In-law Apartment
- Dwelling, Multi-family
- Dwelling, Single Family
- Dwelling, Two Family
- Education Facility
- Essential Services

Farmers Market / Farm Stand  
Forestry Management Activities  
Function Hall / Lodge / Clubhouse  
Funeral Home  
Group Home, Small  
Home Occupation  
Hotels / Large Inn  
Liquor Store  
Live Theater / Music / Entertainment  
Marijuana Home Cultivation  
Mass Gathering  
Medical Marijuana Small-Scale Caregiver Operation  
Midway / Fair  
Mobile Temporary Vendor  
Motel  
Movie Theater  
Neighborhood Convenience Store  
Office Building, Large  
Office Building, Small  
Park and Recreational Services  
Parking Garage  
Professional Office and Service  
Public Building  
Public Open Space  
Recreation, Indoor  
Redemption / Recycling / Transfer Facility  
Religious Assembly  
Research Facility  
Restaurant  
Retail Business, small

### **C. Downtown Village Neighborhood District (DVN)**

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 5 of 11.

#### **1. Purpose**

These are primarily residential areas surrounding the historic downtown and have a mix of housing types. The purpose of this district is to retain and expand the residential opportunities within walking distance to the downtown. Permitted uses include mixed density residential, low impact community services, and appropriately scaled home-based business uses suitable for a central business area and mixed use village.

#### **2. Open and Buildable Area**

The intent for regulating Open Space and Buildable Area is to preserve and enhance the historic form and character of this district.

- a. Minimum Lot Size: 20,000 square feet.
- b. Minimum Lot Frontage: 100 feet.
- c. Maximum Lot Coverage: Not applicable to this District.

#### **3. Building**

##### **a. Placement**

The intent for regulating placement of structures is to preserve and enhance the visual interest of the historic form while allowing for commercial development in this District.

- i. Maximum Front Setback Line (applicable to Principal Buildings): 25 feet.
- ii. Minimum Front Setback Line (applicable to all Structures): At the Public Lot Line.
- iii. Minimum Setback Line from any Common Lot Line (applicable to all Structures): 10 feet from any lot line.
- iv. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary: Not applicable to this District.

##### **b. Height**

The intent for regulating a buildings' height is to ensure that new buildings will be able to coexists in harmony with Bridgton's varied and eclectic skyline.

- i. Maximum Height of Principal Structure or Accessory Structure: 35 feet.

##### **c. Façade**

##### **i. Fenestration**

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility, enhancing the walkability of this District.

Not regulated in this District

**ii. Building Projection**

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

Not regulated in this District

**4. Street Wall**

The intent for requiring a Street Wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not regulated in this District

**5. Garage and Parking**

The intent for directing parking to the rear and side of Structures is to allow the varied and inviting Façades and landscapes to be what visitors experience, rather than parked vehicles and paved parking lots.

- a. All parking lots must be set back a minimum of 30 feet from the front Public Lot Line.
- b. One curb cut with a width no greater than 22 feet is allowed on any street frontage for surface parking lots, unless otherwise required by Maine Department of Transportation or unless the municipal reviewing authority finds that a greater curb cut width is necessary to provide for safe vehicular access. Shared egress and the reduction in the number of curb-cuts on RT 302, 117 and Main Street are a primary design consideration for all new development wherever possible.
- c. Openings for parking Garage access shall have a maximum height of 16 feet and an access width no greater than 24 feet.
- d. Garage entries may be set back up to a maximum 2 feet behind the front façade of the structure.
- e. Parking lots and Garages on lots with frontage on more than one street shall use the lesser street for vehicular access.

**6. Corner Lots**

Structures located on corner lots shall meet all applicable standards with respect to each roadway.

**7. Landscaping in Conjunction with Project Development**

The intent for regulating plantings as a part of a construction project is to protect the character of this District.

Not regulated in this District.

While landscaping is not regulated in this District, developers are encouraged to plant trees and create green space where appropriate to enhance the livability of the neighborhood.

**8. Sidewalks**

Not regulated in this District.

**9. Uses**

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

**a. Allowed uses:**

- Accessory Use
- Agriculture, Non-Commercial
- Aquaculture
- Assisted Living Facility
- Bed and Breakfast / Small Inn
- Boarding House
- Community Garden
- Dwelling, Above Commercial
- Dwelling, Attached In-law Apartment
- Dwelling, Detached In-law Apartment
- Dwelling, Multi-family
- Dwelling, Single Family
- Dwelling, Two Family
- Essential Services
- Forestry Management Activities
- Group Home, Small
- Home Occupation
- Marijuana Home Cultivation
- Medical Marijuana Small-Scale Caregiver Operation
- Park and Recreational Services
- Public Building
- Public Open Space
- Religious Assembly
- Retail Business, Small

## **D. Inner Corridor District (IC)**

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 6 of 11.

### **1. Purpose**

The Inner Corridor represents the growth area along Portland Road between the historic business districts and the more rural Outer Corridor and Mixed Use Corridor. Careful attention is given to new development and expansion of existing development to encourage shared entrances and parking, connecting sidewalks, lighting, and signage, and provide for the installation and maintenance of active and passive green space. The intent is to encourage flexible design for modern business development, and to limit clutter and driver confusion. A thoughtful mix of uses at higher densities is envisioned, that allows residential, commercial, recreation and employment to work well in proximity to each other. Along with the Downtown Districts this area is intended to be served by water and sewer, allowing for new commercial and residential developments.

### **2. Open and Buildable Area**

The intent for regulating Open Space and Buildable Area is to create an attractive balance of building and green space, encouraging high value development.

- a. Minimum Lot Size: 40,000 square feet.
- b. Minimum Lot Frontage: None.
- c. Maximum Lot Coverage: Not applicable to this District.
- d. A contiguous Private Open Area equal to at least 15% of the Buildable Area shall be preserved on each lot.

### **3. Building**

#### **a. Placement**

The intent for regulating a building's placement in this District is to create a high-functioning and attractive growth area, while also serving as an appealing gateway to Bridgton's downtown.

- i. Maximum Front Setback Line (applicable to Principal Buildings): 25 feet.
- ii. Minimum Front Setback Line (applicable to all Structures): 15 feet.
- iii. Minimum Setback Line from any Common Lot Line (applicable to all Structures): 15 feet.
- iv. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary: 20 feet.
- v. Requirements applicable to the Maximum Front Setback Area:
  - a) At least 65% of the Principal Building façade shall be located within the Maximum Front Setback Area. To add variety and diversity to a Principal Building, up to 35% of a Principal Building's façade may have an architectural recess subject to the

requirements of subparagraph c, below. For lots with multiple Principal Buildings, at least one Principal Building shall meet this requirement.

- b) Reserved.
- c) No portion of a Principal Building façade within the Maximum Front Setback Area shall exceed 200 feet of continuous linear plane.

**b. Height**

The intent for regulating a Building's Height is to ensure that new buildings coexist in harmony with existing buildings in the District.

- i. Maximum Height of Principal Structure or Accessory Structure: 45 feet.

**c. Façade**

**i. Fenestration**

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility, enhancing the walkability of this district.

- a) Lengths of façade uninterrupted by windows or other external openings exceeding 15 feet are prohibited on all Ground Story façades.
- b) Ground Story Fenestration shall comprise a minimum of 30% of the Ground Story façade.
- c) Upper Story Fenestration shall comprise a minimum of 20% of the façade of each upper Story.

**ii. Building Projection**

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

- a) No portion of any Structure shall obstruct a public or private sidewalk, or extend beyond a property line, except as provided herein.
- b) Awnings on the Ground Story may project over a public sidewalk provided they maintain a clearance height of at least 8 feet but no more than 12 feet above the sidewalk.

**4. Street Wall**

The intent for requiring a street wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not required in this district.

**5. Garage and Parking**

The intent for directing parking to the rear and side of Structures is to allow the varied and inviting Façades and landscaping to be what visitors entering this gateway to our town experience, rather than parked vehicles and paved parking lots.

- a. All parking lots must be set back a minimum of:
  - i. 25 feet from any Public Lot Line,
  - ii. 15 feet from any Common Lot Line, and
  - iii. 20 feet from any rear lot line.
- b. Vehicle parking areas shall be located behind the Parking Minimum Setback Lines set forth in subparagraph i, above, except where parking is underground.
- c. Unless otherwise required by Maine Department of Transportation or unless the municipal reviewing authority finds that a greater curb cut width is necessary to provide for safe vehicular access., curb cuts shall have a maximum clear width of no greater than 22 feet. Shared egress and the reduction in the number of curb-cuts on RT 302, 117 and Main Street are a primary design consideration for all new development wherever possible.
- d. Openings for parking Garage entries shall have a maximum clearance height of 16 feet and an access width no greater than 22 feet.
- e. Garage entries may be set back up to a maximum 2 feet behind the surrounding façade.

#### **6. Corner Lots**

All Buildings located on corner lots shall meet all applicable standards with respect to each roadway.

#### **7. Landscaping in Conjunction with Project Development**

The intent for regulating plantings as part of a construction project is to create high-functioning and attractive green space to enhance the character of this District.

- a. Shade Trees shall be placed in the Setback Area at a minimum density of 1 tree per 50 linear feet of lot frontage. Native species shall be used. Trees planted or saved to meet the requirement shall be 2" DBH minimum for new trees and 4" DBH minimum for existing trees. No existing trees shall be counted towards this requirement if they are included on the State of Maine's list of actual or potential invasive species.
- b. Medium Sized Trees shall be placed on the property at a minimum density of 1 trees per 900 square feet of pervious area. Existing Medium Sized Trees may be saved on the property to meet this requirement. Planted or existing trees shall be at least 6 to 8 feet in height for evergreen and multi-stemmed trees and 1 1/2" to 2" DBH for flowering deciduous trees.
- c. Plantings including woody Shrubs, perennials, native ornamental grasses and ferns, shall be placed in the Setback Area so as to cover at least 15% of the Setback Area. Plants shall be installed in continuous beds ad spaced and sized appropriately for the species.

Plant sizing shall be 2-quart minimum for perennials, grasses and ferns; and 2-gallon minimum for woody shrubs.

- d. Any constructed berms with slopes greater than 10% shall be planted with groundcover, perennials or native ornamental grasses so as to cover at least 50% of the berm area.
- e. Any front yard fences or walls shall not be more than 4 feet in height.
- f. All required plantings shall be installed prior to the issuance of a final occupancy permit. A temporary occupancy permit may be granted by the regulating authority.
- g. There must be a guaranteed 85% survival rate of plantings after one year. If the survival rate is not met after one-year, additional plantings are required to meet the 85% rule.

## **8. Sidewalks**

Sidewalks or connecting trails shall be required along the frontage of the property, unless otherwise required by the Maine Department of Transportation.

## **9. Uses**

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

### **a. Allowed uses:**

Accessory Use  
Agriculture, Commercial  
Agriculture, Non-Commercial  
Ambulance Service  
Animal Shelter  
Aquaculture  
Assisted Living Facility  
Auctions / Auction House  
Auto Repair Service  
Auto Sales and Service  
Auto Washing Service  
Bank  
Bar / Tavern / Cocktail Lounge  
Bed and Breakfast / Small Inn  
Boarding House  
Boarding Kennel  
Boat Sales Service and Storage, Outdoor  
Boat Sales, Service and Storage, Indoor  
Brewery / Distillery / Winery  
Communication Service  
Community Center  
Day Care Facility  
Dwelling, Above Commercial  
Dwelling, Attached In-law Apartment  
Dwelling, Detached In-law Apartment  
Dwelling, Multi-family  
Dwelling, Single Family

Dwelling, Two Family  
 Education Facility  
 Equipment Rental Service  
 Essential Services  
 Farmers Market / Farm Stand  
 Firewood Processing and Sales  
 Forestry Management Activities  
 Function Hall / Lodge / Clubhouse  
 Funeral Home  
 Garden Materials Yard  
 Gas Station  
 Group Home, Large  
 Group Home, Small  
 Health Institution  
 Home Occupation  
 Hospice Facility  
 Hotels / Large Inn  
 Laundry Service  
 Liquor Store  
 Live Theater / Music / Entertainment  
 Manufacturing, Light  
 Marijuana Establishment  
 Marijuana Home Cultivation  
 Mass Gathering  
 Medical Marijuana Small-Scale Caregiver Operation  
 Midway / Fair  
 Minimart  
 Mobile Temporary Vendor  
 Motel  
 Movie Theater  
 Neighborhood Convenience Store  
 Office Building, Large  
 Office Building, Small  
 Park and Recreational Services  
 Parking Garage  
 Pawn Shop  
 Professional Office and Service  
 Public Building  
 Public Open Space  
 Recreation, Indoor  
 Recreation, Outdoor  
 Redemption / Recycling / Transfer Facility  
 Religious Assembly  
 Research Facility  
 Restaurant  
 Restaurant, Drive-Thru  
 Retail Business, Large  
 Retail Business, Small  
 Veterinary Service  
 Water Extraction, Small Scale

## **E. Outer Corridor District (OC)**

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 7 of 11.

### **1. Purpose**

The Outer Corridor is characterized by the highway approach into Bridgton from the south. This section of Route 302 lends residents, visitors, and passers-through alike an appealing vision of rock outcroppings, woods, and swamps, with a smattering of residences, businesses, and side roads along the way. The Outer Corridor offers a transitional area supporting a wide range of uses, at medium and low densities, with requirements to balance development with open space. To minimize conflicts between large-scale development and single family dwellings, larger scale multi-residential housing is encouraged in this district. Buffer and landscaping regulations seek to maintain the natural wooded entry point into the town. Side road access, shared entries, and rear access roads are encouraged.

### **2. Open and Buildable Area**

The intent for regulating Open Space and Buildable Area is to preserve and enhance the natural character of this District.

- a. Minimum Lot Size: 80,000 square feet.
- b. Minimum Lot Frontage: None.
- c. Maximum Lot Coverage: Not applicable to this District.

### **3. Building**

#### **a. Placement**

The intent for regulating the placement of a Structure in this District is to preserve the wooded and undeveloped feel of this approach into Bridgton.

- i. Maximum Front Setback Line: None.
- ii. Minimum Front Setback Line (applicable to all Structures, including display areas for Outdoor Flea Markets and Open Air Markets): 75 feet from the Public Lot Line of SR 302, also known as Portland Road; 25 feet from any other Public Lot Line.
- iii. Minimum Setback Line from any Common Lot Line (applicable to all Structures): 15 feet for Accessory Residential Structures; 25 feet for all other Structures.
- iv. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary: 20 feet.

#### **b. Height**

The intent for regulating a building's height in this District is to ensure that new buildings will coexist in harmony with Bridgton's varied and eclectic skyline.

- i. **Maximum Height of Principal Structure or Accessory Structure:** 60 feet. This paragraph does not apply to telecommunications facilities, Communication Towers or wind energy systems.

**c. Façade**

**i. Fenestration**

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility.

Not regulated in this District.

**ii. Building Projection**

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

Not regulated in this District.

**4. Street Wall**

The intent for requiring a street wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not regulated in this district.

**5. Garage and Parking**

The intent for directing parking to the rear and side of Structures is to allow the varied and inviting Façades and landscaping to be what visitors experience, rather than parked vehicles and paved parking lots.

- a. **Minimum Front Setback Line:** 75 feet from Public Lot line.
- b. **Minimum side and rear setback line:** 20 feet from any public lot line or common lot line.
- c. Unless otherwise required by Maine Department of Transportation and/or the Town of Bridgton, curb cuts shall have a maximum clear width of no greater than 24 feet. Shared egress and the reduction in the number of curb-cuts on SR 302, 117 and Main Street are a primary design consideration for all new development wherever possible.

**6. Corner Lot**

All Buildings located on corner lots shall meet all applicable standards with respect to each roadway.

**7. Landscaping in Conjunction with Project Development**

The intent for regulating landscaping in this District is to preserve the wooded buffers and undeveloped character of this approach into Bridgton.

- a. The 75-foot Minimum Setback Area for Commercial Uses on a Major Artery shall be planted with a well-distributed mix of native canopy trees, conifers, understory trees, Shrubs, and groundcovers to best simulate the layers of natural buffer found along the Major Artery. This planting shall remain undisturbed post-development.
- b. A planting plan for the 75-foot Minimum Setback Area shall be prepared and submitted for review by the Planning Board as part of site plan review.
- c. All required plantings shall be installed prior to the issuance of a final occupancy permit. A temporary occupancy permit may be granted by the regulating authority.
- d. To the extent wooded buffers exist within the 75-foot Minimum Setback Area, maintaining such buffers is preferable to planting, and such existing buffers will be considered to meet the planting buffer requirements set forth in subparagraphs a, b, and c above.
- e. There must be a guaranteed 85% survival rate of plantings after one year. If the survival rate is not met after one-year, additional plantings are required to meet the 85% rule.

## **8. Sidewalks**

Sidewalks are not required in this District.

## **9. Uses**

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

### **a. Allowed uses:**

Accessory Use  
 Agriculture, Commercial  
 Agriculture, Non-Commercial  
 Agriculture, Products Processing  
 Ambulance Service  
 Animal Shelter  
 Aquaculture  
 Assisted Living Facility  
 Auctions / Auction House  
 Auto Repair Service  
 Auto Sales and Service  
 Auto Washing Service  
 Bank  
 Bar / Tavern / Cocktail Lounge  
 Bed and Breakfast / Small Inn  
 Boarding Kennel  
 Boat Sales Service and Storage, Outdoor  
 Boat Sales, Service and Storage, Indoor  
 Brewery / Distillery / Winery  
 Building Materials Yard  
 Cemetery  
 Communication Service  
 Community Center  
 Community Garden

Day Care Facility  
 Dwelling, Attached In-law Apartment  
 Dwelling, Detached In-law Apartment  
 Dwelling, Multi-family  
 Dwelling, Single Family  
 Dwelling, Two Family  
 Education Facility  
 Equestrian Facility  
 Equipment Rental Service  
 Essential Services  
 Farmers Market / Farm Stand  
 Firewood Processing and Sales  
 Forestry Management Activities  
 Fuel Storage Depot, Bulk  
 Function Hall / Lodge / Clubhouse  
 Funeral Home  
 Garden Materials Yard  
 Gas Station  
 General Contractor Yard  
 Health Institution  
 Home Occupation  
 Hospice Facility  
 Hotels / Large Inn  
 Laundry Service  
 Liquor Store  
 Live Theater / Music / Entertainment  
 Livestock, Personal use  
 Manufacturing, Heavy  
 Manufacturing, Light  
 Marijuana Establishment  
 Marijuana Home Cultivation  
 Mass Gathering  
 Medical Marijuana Small-Scale Caregiver Operation  
 Midway / Fair  
 Minimart  
 Mobile Temporary Vendor  
 Motel  
 Movie Theater  
 Neighborhood Convenience Store  
 Office Building, Large  
 Office Building, Small  
 Outdoor Flea Market / Open Air Market  
 Park and Recreational Services  
 Parking Garage  
 Pawn Shop  
 Professional Office and Service  
 Public Building  
 Public Open Space  
 Recreation, Indoor  
 Recreation, Outdoor  
 Redemption / Recycling / Transfer Facility  
 Religious Assembly  
 Research Facility

Restaurant  
Restaurant, Drive-Thru  
Retail Business, Large  
Retail Business, Small  
Salvage Yard  
Sawmill  
Self-Storage Facility  
Solar Farm  
Vehicle and Small Engine Repair Shop  
Veterinary Service  
Warehousing and Distribution  
Water Extraction, Large Scale  
Water Extraction, Small Scale

## **F. Mixed Use Corridor District (MUC)**

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 8 of 11.

### **1. Purpose**

The Mixed Use Corridor contains extensive rural areas, with some existing residential and commercial uses. Low-impact commercial and recreational uses along with continued residential development are appropriate, and the overall rural and scenic characteristics of this District should be preserved.

### **2. Open and Buildable Area**

The intent of regulating Open Space and Buildable Area is to preserve and enhance the character of this District.

- a. Minimum Lot Size: 80,000 square feet.
- b. Minimum Lot Frontage: 200 feet.
- c. Maximum Lot Coverage: 50%.

### **3. Building**

#### **a. Placement**

The intent for regulating the placement of a building is to preserve and enhance the character of this District.

- i. Maximum Front Setback Line: None.
- ii. Minimum Front Setback Line (applicable to all Structures): 75 feet.
- iii. Minimum Setback Line from any Common Lot Line (applicable to all Structures): 15 feet for Single Family Dwellings; 25 feet for all other Structures.
- iv. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary: Not applicable to this District.

#### **b. Height**

The intent for regulating a Structures Height is to ensure that new Structures coexist in harmony with existing Structures in the District.

- i. Maximum Height for Single Family Dwellings, Two Family Dwellings, and Multi-Family Dwellings and Accessory Structures:
  - a) Maximum Height of Principal Structure or Accessory Structure: 35 feet.
- ii. Maximum Height for All other Structures, including Commercial Structures and Accessory Structures:
  - a) Maximum Height of Principal Structure: 60 feet.

b) Maximum Height of Accessory Structure: 35 feet.

**c. Façade**

**i. Fenestration**

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility.

Not regulated in this District.

**ii. Building Projection**

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

Not regulated in this District.

**4. Street Wall**

The intent for requiring a street wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not regulated in this district.

**5. Garages and Parking**

The intent for directing parking to the rear and side of Structures is to allow the varied and inviting Façades and landscaping to be what visitors experience, rather than parked vehicles and paved parking lots.

a. Minimum Front Setback Line: 75 feet from Public Lot line.

b. Minimum side and rear setback line: 20 feet from any public lot line or common lot line.

c. Unless otherwise required by Maine Department of Transportation or unless the municipal reviewing authority finds that a greater curb cut width is necessary to provide for safe vehicular access, curb cuts shall have a maximum clear width of no greater than 24 feet. Shared egress and the reduction in the number of curb-cuts on SR 302, 117 and Main Street are a primary design consideration for all new development wherever possible.

**6. Corner Lots**

All Buildings located on corner lots shall meet all applicable standards with respect to each roadway.

**7. Landscaping in Conjunction with Project Development**

The intent for regulating landscaping in this District is to preserve the wooded buffers and undeveloped character of this approach into Bridgton.

a. The 75-foot Minimum Setback Area for Commercial Uses on a Major Artery shall be planted with a well-distributed mix of native canopy trees, conifers, understory trees, Shrubs, and

groundcovers to best simulate the layers of natural buffer found along the Major Artery. This planting shall remain undisturbed post-development.

- b. A planting plan for the 75-foot Minimum Setback Area shall be prepared and submitted for review by the Planning Board as part of site plan review.
- c. All required plantings shall be installed prior to the issuance of a final occupancy permit. A temporary occupancy permit may be granted by the regulating authority.
- d. To the extent wooded buffers exist within the 75-foot Minimum Setback Area, maintaining such buffers is preferable to planting, and such existing buffers will be considered to meet the planting buffer requirements set forth in subparagraphs a, b, and c, above.
- e. There must be a guaranteed 85% survival rate of plantings after one year. If the survival rate is not met after one-year, additional plantings are required to meet the 85% rule.

## **8. Sidewalks**

Not required in this District.

## **9. Uses**

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

### **a. Allowed uses:**

Accessory Use  
Agriculture, Commercial  
Agriculture, ECO-Tourism  
Agriculture, Non-Commercial  
Agriculture, Products Processing  
Ambulance Service  
Animal Shelter  
Aquaculture  
Assisted Living Facility  
Auctions / Auction House  
Auto Repair Service  
Auto Sales and Service  
Auto Washing Service  
Bank  
Bar / Tavern / Cocktail Lounge  
Bed and Breakfast / Small Inn  
Boarding House  
Boarding Kennel  
Boat Sales Service and Storage, Outdoor  
Boat Sales, Service and Storage, Indoor  
Brewery / Distillery / Winery  
Building Materials Yard  
Campground  
Cemetery  
Children's Summer Camp  
Communication Service

Community Center  
 Community Garden  
 Day Care Facility  
 Dwelling, Above Commercial  
 Dwelling, Attached In-law Apartment  
 Dwelling, Detached In-law Apartment  
 Dwelling, Multi-family  
 Dwelling, Single Family  
 Dwelling, Two Family  
 Education Facility  
 Equestrian Facility  
 Equipment Rental Service  
 Essential Services  
 Extractive / Quarry / Mining  
 Farmers Market / Farm Stand  
 Forestry Management Activities  
 Firewood Processing and Sales  
 Fuel Storage Depot, Bulk  
 Function Hall / Lodge / Clubhouse  
 Funeral Home  
 Garden Materials Yard  
 Gas Station  
 General Contractor Yard  
 Group Home, Large  
 Group Home, Small  
 Health Institution  
 Home Occupation  
 Hospice Facility  
 Hotels / Large Inn  
 Laundry Service  
 Liquor Store  
 Live Theater / Music / Entertainment  
 Livestock, Personal use  
 Manufacturing, Heavy  
 Manufacturing, Light  
 Marijuana Home Cultivation  
 Mass Gathering  
 Medical Marijuana Small-Scale Caregiver Operation  
 Midway / Fair  
 Minimart  
 Mobile Home  
 Mobile Home Park  
 Mobile Temporary Vendor  
 Motel  
 Movie Theater  
 Neighborhood Convenience Store  
 Office Building, Large  
 Office Building, Small  
 Outdoor Flea Market / Open Air Market  
 Park and Recreational Services  
 Parking Garage  
 Pawn Shop  
 Professional Office and Service

Public Building  
Public Open Space  
Recreation, Indoor  
Recreation, Outdoor  
Redemption / Recycling / Transfer Facility  
Religious Assembly  
Research Facility  
Restaurant  
Restaurant, Drive-Thru  
Retail Business, Large  
Retail Business, Small  
Salvage Yard  
Sawmill  
Self-Storage Facility  
Vehicle and Small Engine Repair Shop  
Veterinary Service  
Warehousing and Distribution  
Water Extraction, Small Scale

## **G. Lakeside Neighborhood District (LN)**

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 9 of 11.

### **1. Purpose**

Lakeside Neighborhood includes the mostly residential areas that surround Bridgton's lakes. Regulation in this District intends to protect access for residents while also protecting lakes from excessive development activity. There are seasonal businesses located in Lakeside Neighborhood—summer camps, campgrounds, and lodging—the continued use of these properties is supported. New construction should be compatible with adjacent structures. Special care should be taken to protect existing native vegetation in these critical watershed areas.

### **2. Open and Buildable Area**

The intent for regulating Open Space and Buildable Area is to preserve and enhance the balance of natural vegetation, protecting the watershed from over development.

- a. Minimum Lot Size: 50,000 square feet.
- b. Minimum Lot Frontage: 100 feet.
- c. Maximum Lot Coverage: 30%.

### **3. Building**

#### **a. Placement**

The intent for regulating the placement of a Structure in this District is to preserve the natural and wooded character of this District.

- i. Maximum Front Setback Line: None.
- ii. Minimum Front Setback Line (applicable to all Structures): 20 feet.
- iii. Minimum Setback Line from any Common Lot Line (applicable to all Structures): 10 feet.
- iv. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary: Not applicable to this District.

#### **b. Height**

The intent for regulating a Structure's Height is to ensure that new Structures coexist in harmony with existing Structures in the District.

- i. Maximum Height of Principal Structure or Accessory Structure: 35 feet.

**c. Façade**

**i. Fenestration**

The intent for regulating the ratio of a buildings' windows and doors to empty wall space is to promote visual interest and accessibility.

Not regulated in this District.

**ii. Building Projection**

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

Not regulated in this District.

**4. Street Wall**

The intent for requiring a street wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not required in this District.

**5. Garages and Parking**

The intent for directing parking to the rear and side of Structures is to allow the varied and inviting Façades and landscaping to be what visitors experience, rather than parked vehicles and paved parking lots.

Not regulated in this District.

**6. Corner Lots**

All Buildings located on corner lots shall meet all applicable standards with respect to each roadway.

**7. Landscaping in Conjunction with Project Development**

The intent of regulating landscaping as a part of a construction project is to protect the character of this district.

While there are no regulations regarding landscaping in this District, careful planning and oversight is encouraged so that native vegetation is preserved wherever possible, and tree plantings and green space created in keeping with the purpose for this district.

**8. Sidewalks**

Not required in this District.

## 9. Uses

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

### a. Allowed uses:

- Accessory Use
- Agriculture, ECO-Tourism
- Agriculture, Non-Commercial
- Bed and Breakfast / Small Inn
- Boat Launching Facility
- Boat Sales Service and Storage, Outdoor
- Boat Sales, Service and Storage, Indoor
- Campground
- Cemetery
- Children's Summer Camp
- Community Center
- Community Garden
- Day Care Facility
- Dwelling, Above Commercial
- Dwelling, Attached In-law Apartment
- Dwelling, Detached In-law Apartment
- Dwelling, Multi-family
- Dwelling, Single Family
- Dwelling, Two Family
- Essential Services
- Forestry Management Activities
- Group Home, Small
- Home Occupation
- Hospice Facility
- Hotels / Large Inn
- Live Theater / Music / Entertainment
- Livestock, Personal use
- Marijuana Home Cultivation
- Marina
- Mass Gathering
- Medical Marijuana Small-Scale Caregiver Operation
- Motel
- Neighborhood Convenience Store
- Office Building, Small
- Park and Recreational Services
- Public Building
- Public Open Space
- Religious Assembly
- Research Facility

## **H. Outer Village District (OV)**

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 10 of 11.

### **1. Purpose**

The Outer Village District represents the small village nodes, where residential density has developed over time. Regulation for this district intends to protect special and historic neighborhood features and identities, and support small, compatible, community-serving businesses. These neighborhoods provide limited, suburban or rural residential development opportunities as a transition to rural areas.

### **2. Open and Buildable Area**

The intent for regulating Open Space and Buildable Area is to preserve and enhance the character of this District.

- a. Minimum Lot Size: 20,000 square feet.
- b. Minimum Lot Frontage: 75 feet.
- c. Maximum Lot Coverage: Not applicable to this District.

### **3. Building**

#### **a. Placement**

The intent for regulating the placement of a Structure in this District is to preserve the character of this District.

- i. Maximum Front Setback Line: None.
- ii. Minimum Front Setback Line (applicable to all structures): 20 feet.
- iii. Minimum Setback Line from any Common Lot Line (applicable to all Structures): 10 feet.
- iv. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary: Not applicable to this District.

#### **b. Height**

The intent for regulating a Structure Height is to ensure that new Structures coexist in harmony with existing Structures in this District.

- i. Maximum Height of Principal Structure or Accessory Structure: 35 feet.

#### **c. Façade**

##### **i. Fenestration**

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility.

Not regulated in this District.

**ii. Building Projection**

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

Not regulated in this District.

**4. Street Wall**

The intent for requiring a street wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not required in this District.

**5. Garages and Parking**

The intent for directing parking to the rear and side of Structures is to allow the varied and inviting Façades and landscaping to be what visitors experience, rather than parked vehicles and paved parking lots.

a. Commercial parking at side or back of building

b. Driveways:

i. Residential: maximum width, 15 feet

ii. Commercial: Minimum width, 20 feet; Maximum width, 22 feet.

**6. Corner Lots**

All Buildings located on corner lots shall meet all applicable standards with respect to each roadway.

**7. Landscaping in Conjunction with Project Development**

The intent of regulating landscaping as a part of a construction project is to protect the character of the District.

Not regulated in this District.

While landscaping is not regulated in this District, developers are encouraged to plant trees and create green space where appropriate to enhance the livability of the neighborhood.

**8. Sidewalks**

Not required in this District.

## 9. Uses

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

### a. Allowed uses:

- Accessory Use
- Agriculture, ECO-Tourism
- Agriculture, Non-Commercial
- Ambulance Service
- Auctions / Auction House
- Bank
- Bar / Tavern / Cocktail Lounge
- Bed and Breakfast / Small Inn
- Boarding House
- Brewery / Distillery / Winery
- Community Center
- Community Garden
- Day Care Facility
- Dwelling, Above Commercial
- Dwelling, Attached In-law Apartment
- Dwelling, Detached In-law Apartment
- Dwelling, Multi-family
- Dwelling, Single Family
- Dwelling, Two Family
- Education Facility
- Essential Services
- Farmers Market / Farm Stand
- Forestry Management Activities
- Function Hall / Lodge / Clubhouse
- Funeral Home
- Group Home, Small
- Home Occupation
- Hospice Facility
- Hotels / Large Inn
- Laundry Service
- Live Theater / Music / Entertainment
- Marijuana Home Cultivation
- Mass Gathering
- Medical Marijuana Small-Scale Caregiver Operation
- Midway / Fair
- Mobile Temporary Vendor
- Motel
- Neighborhood Convenience Store
- Office Building, Large
- Office Building, Small
- Outdoor Flea Market / Open Air Market
- Park and Recreational Services
- Professional Office and Service
- Public Building
- Public Open Space
- Recreation, Indoor

Religious Assembly  
Research Facility  
Restaurant  
Retail Business, Small

## **I. Rural Neighborhood District (RN)**

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 11 of 11.

### **1. Purpose**

Regulation in this District is intended to protect the rural character and natural beauty of these areas, while supporting low-density residential development at no more than one unit per two acres. Cluster development, allowing smaller lots or condominium clusters to occupy a percentage of the land in order to preserve open space and environmental features, is encouraged. Small scale, low intensity rural-serving commercial and agricultural uses may be directed to locate at intersections of arterial roads or major crossroads.

### **2. Open and Buildable Area**

The intent of regulating Open Space and Buildable Area is to preserve and enhance the character of this District.

- a. Minimum Lot Size: 40,000 square feet for Retail Business use; 80,000 square feet for all other uses.
- b. Minimum Lot Frontage: 100 feet.
- c. Maximum Lot Coverage: 30%.

### **3. Building**

#### **a. Placement**

The intent for regulating the placement of a Structure on a lot is to preserve the character of this District.

- i. Maximum Front Setback Line: None.
- ii. Minimum Front Setback Line (applicable to all Structures): 75 feet.
- iii. Minimum Setback Line from any Common Lot Line (applicable to all Structures): 25 feet.
- iv. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary: Not applicable to this District.

#### **b. Height**

The intent for regulating a Structure's Height is to ensure that new Structures coexist in harmony with existing Structures in the District.

- i. Maximum Height of Principal Structure or Accessory Structure: 35 feet.

**c. Façade**

**i. Fenestration**

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility.

Not regulated in this District.

**ii. Building Projection**

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

Not regulated in this District.

**4. Street Wall**

The intent for requiring a street wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not required in this District.

**5. Garages and Parking**

The intent for directing parking to the rear and side of Structures is to allow the varied and inviting Façades and landscaping to be what visitors experience, rather than parked vehicles and paved parking lots.

- a. Commercial: Commercial parking is required to be located at side or back of building. No parking in front of the building.
- b. Driveway:
  - i. Residential: Maximum Width: 15 feet
  - ii. Commercial: Minimum Width: 20 feet; Maximum Width: 22 feet.

**6. Corner Lots**

All Buildings located on corner lots shall meet all applicable standards with respect to each roadway.

**7. Landscaping in Conjunction with Project Development**

The intent of regulating plantings as a part of a construction project is to protect the character of this district.

Not regulated in this District.

## 8. Sidewalks

Sidewalks shall be required along any arterial or Public Lot Line of the property, unless otherwise required by Maine Department of Transportation, or an alternate trail, bike path, or transit stop is provided.

Not required in this District.

## 9. Uses

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

### a. Allowed uses:

- Accessory Use
- Agriculture, Commercial
- Agriculture, ECO-Tourism
- Agriculture, Non-Commercial
- Agriculture, Piggery
- Agriculture, Poultry
- Agriculture, Products Processing
- Ambulance Service
- Animal Shelter
- Assisted Living Facility
- Auctions / Auction House
- Bed and Breakfast / Small Inn
- Boarding House
- Boarding Kennel
- Boat Sales, Service and Storage, Outdoor
- Boat Sales, Service and Storage, Indoor
- Building Materials Yard
- Campground
- Cemetery
- Children's Summer Camp
- Communication Service
- Community Center 77
- Community Garden
- Day Care Facility
- Dwelling, Above Commercial
- Dwelling, Attached In-law Apartment
- Dwelling, Detached In-law Apartment
- Dwelling, Multi-family
- Dwelling, Single Family
- Dwelling, Two Family
- Education Facility
- Equestrian Facility
- Essential Services
- Extractive / Quarry / Mining
- Farmers Market / Farm Stand
- Firewood Processing and Sales
- Forestry Management Activities
- Function Hall / Lodge / Clubhouse

Garden Materials Yard  
General Contractor Yard  
Group Home, Large  
Group Home, Small  
Health Institution  
Home Occupation  
Hospice Facility  
Live Theater / Music / Entertainment  
Livestock, Personal use  
Manufacturing, Light  
Marijuana Home Cultivation  
Mass Gathering  
Medical Marijuana Small-Scale Caregiver Operation  
Midway / Fair  
Mobile Home  
Mobile Home Park  
Outdoor Flea Market / Open Air Market  
Park and Recreational Services  
Public Building  
Public Open Space  
Recreation, Indoor  
Recreation, Outdoor  
Religious Assembly  
Research Facility  
Retail Business, Small  
Sawmill  
Solar Farm  
Vehicle and Small Engine Repair Shop  
Veterinary Service  
Water Extraction, Small Scale

### Section 3. Tables

#### A. Land Uses by District

The following table sets out land uses for each district. In case of any difference of meaning or implication between the text of this Ordinance and the following table, the text shall control.

A yes(y) means that the use is permitted, and the applicant should initiate any application process by contacting the Code Enforcement Officer.

#### Districts

Downtown Village Business District I Ground Story	DVB-I	Outer Corridor	OC
Downtown Village Business District I Upper Stories	DVB-I	Mixed Use Corridor	MUC
Downtown Village Business District II	DVB-II	Lakeside Neighborhood	LN
Downtown Village Neighborhood	DVN	Outer Village	OV
Inner Corridor	IC	Rural Neighborhood	RN

USE CATEGORY	DVB I Ground Story	DVB I Upper Stories	DVB II	DVN	IC	OC	MUC	LN	OV	RN	NOTES/LIMITATIONS *
Accessory Use	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	
Agriculture, Commercial	N	N	N	N	Y	Y	Y	N	N	Y	
Agriculture, ECO - Tourism	N	N	N	N	N	N	Y	Y	Y	Y	
Agriculture, Non-Commercial	N	N	Y	Y	Y	Y	Y	Y	Y	Y	
Agriculture, Piggery	N	N	N	N	N	N	N	N	N	Y	
Agriculture, Poultry	N	N	N	N	N	N	N	N	N	Y	
Agriculture, Products Processing	N	N	N	N	N	Y	Y	N	N	Y	
Ambulance Service	N	N	N	N	Y	Y	Y	N	Y	Y	
Animal Shelter	N	N	N	N	Y	Y	Y	N	N	Y	
Aquaculture	N	N	N	Y	Y	Y	Y	N	N	N	
Assisted Living Facility	N	N	N	Y	Y	Y	Y	N	N	Y	
Auctions / Auction House	N	N	N	N	Y	Y	Y	N	Y	Y	
Auto Repair Service	N	N	N	N	Y	Y	Y	N	N	N	
Auto Sales and Service	N	N	N	N	Y	Y	Y	N	N	N	
Auto Washing Service	N	N	N	N	Y	Y	Y	N	N	N	

USE CATEGORY	DVB I Ground Story	DVB I Upper Stories	DVB II	DVN	IC	OC	MUC	LN	OV	RN	NOTES/LIMITATIONS *
Bank	Y	Y	N	N	Y	Y	Y	N	Y	N	
Bar / Tavern / Cocktail Lounge	Y	Y	Y	N	Y	Y	Y	N	Y	N	
Bed and Breakfast / Small Inn	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Boarding House	N	Y	Y	Y	Y	N	Y	N	Y	Y	
Boarding Kennel	N	N	N	N	Y	Y	Y	N	N	Y	
Boat Launching Facility	N	N	N	N	N	N	N	Y	N	N	
Boat Sales Service and Storage, Outdoor	N	N	N	N	Y	Y	Y	Y	N	Y	
Boat Sales, Service and Storage, Indoor	N	N	N	N	Y	Y	Y	Y	N	Y	
Brewery / Distillery / Winery	Y	Y	Y	N	Y	Y	Y	N	Y	N	
Building Materials Yard	N	N	N	N	N	Y	Y	N	N	Y	
Campground	N	N	N	N	N	N	Y	Y	N	Y	
Cemetery	N	N	N	N	N	Y	Y	Y	N	Y	
Children's Summer Camp	N	N	N	N	N	N	Y	Y	N	Y	
Communication Service	N	N	N	N	Y	Y	Y	N	N	Y	
Community Center	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	
Community Garden	N	N	N	Y	N	Y	Y	Y	Y	Y	
Day Care Facility	N	N	Y	N	Y	Y	Y	Y	Y	Y	
Dwelling, Above Commercial	N	Y	Y	Y	Y	N	Y	Y	Y	Y	5 ac required for residential home
Dwelling, Attached In-law Apartment	N	Y	Y	Y	Y	Y*	Y	Y	Y	Y	5 ac required for residential home
Dwelling, Detached In-law Apartment	N	N	N	Y	Y	Y*	Y	Y	Y	Y	5 ac required for residential home
Dwelling, Multi-family	N	Y	Y	Y	Y	Y*	Y	Y	Y	Y	5 ac required for residential home
Dwelling, Single Family	N	Y	Y	Y	Y	Y*	Y	Y	Y	Y	5 ac required for residential home
Dwelling, Two Family	N	Y	Y	Y	Y	Y*	Y	Y	Y	Y	5 ac required for residential home
Education Facility	Y	Y	Y	N	Y	Y	Y	N	Y	Y	

USE CATEGORY	DVB I Ground Story	DVB I Upper Stories	DVB II	DVN	IC	OC	MUC	LN	OV	RN	NOTES/LIMITATIONS *
Equestrian Facility	N	N	N	N	N	Y	Y	N	N	Y	
Equipment Rental Service	N	N	N	N	Y	Y	Y	N	N	N	
Essential Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Extractive / Quarry / Mining	N	N	N	N	N	N	Y	N	N	Y	
Farmers Market / Farm Stand	Y	N	Y	N	Y	Y	Y	N	Y	Y	
Firewood Processing and Sales	N	N	N	N	Y	Y	Y	N	N	Y	
Forestry Management Activities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Fuel Storage Depot, Bulk	N	N	N	N	N	Y	Y	N	N	N	
Function Hall / Lodge / Clubhouse	N	N	Y	N	Y	Y	Y	N	Y	Y	
Funeral Home	Y	Y	Y	N	Y	Y	Y	N	Y	N	
Gas Station	N	N	N	N	Y	Y	Y	N	N	N	
General Contractor Yard	N	N	N	N	N	Y	Y	N	N	Y	
Group Home, Large	N	N	N	N	Y	N	Y	N	N	Y	
Group Home, Small	N	N	Y	Y	Y	N	Y	Y	Y	Y	
Health Institution	N	N	N	N	Y	Y	Y	N	N	Y	
Home Occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Hospice Facility	N	N	N	N	Y	Y	Y	Y	Y	Y	
Hotels / Large Inn	Y	Y	Y	N	Y	Y	Y	Y	Y	N	
Laundry Service	N	N	N	N	Y	Y	Y	N	Y	N	
Liquor Store	Y	N	Y	N	Y	Y	Y	N	N	N	
Live Theater / Music / Entertainment	Y	N	Y	N	Y	Y	Y	Y	Y	Y	
Livestock, Personal use	N	N	N	N	N	Y	Y	Y	N	Y	
Manufacturing, Heavy	N	N	N	N	N	Y	Y	N	N	N	
Manufacturing, Light	N	Y	N	N	Y	Y	Y	N	N	Y	
Marijuana Establishment	N	N	N	N	Y	Y	N	N	N	N	
Marijuana Home Cultivation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Marina	N	N	N	N	N	N	N	Y	N	N	
Mass Gathering	Y	N	Y	N	Y	Y	Y	Y	Y	Y	

USE CATEGORY	DVB I Ground Story	DVB I Upper Stories	DVB II	DVN	IC	OC	MUC	LN	OV	RN	NOTES/LIMITATIONS *
Medical Marijuana Small-Scale Caregiver Operation	N	N	Y	Y	Y	Y	Y	Y	Y	Y	
Minimart	N	N	N	N	Y	Y	Y	N	N	N	
Mobile Home	N	N	N	N	N	N	Y	N	N	Y	
Mobile Home Park	N	N	N	N	N	N	Y	N	N	Y	
Mobile Temporary Vendor	Y	N	Y	N	Y	Y	Y	N	Y	N	
Motel	N	N	Y	N	Y	Y	Y	Y	Y	N	
Movie Theater	Y	Y	Y	N	Y	Y	Y	N	N	N	
Neighborhood Convenience Store	Y	Y	Y	N	Y	Y	Y	Y	Y	N	
Office Building, Large	Y	Y	Y	N	Y	Y	Y	N	Y	N	
Office Building, Small	Y	Y	Y	N	Y	Y	Y	Y	Y	N	
Outdoor Flea Market / Open Air Market	N	N	N	N	N	Y	Y	N	Y	Y	
Park and Recreational Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Parking Garage	Y*	Y*	Y	N	Y	Y	Y	N	N	N	Structure(s), entries and exits may not front or utilize Main Street
Pawn Shop	N	N	N	N	Y	Y	Y	N	N	N	
Professional Office and Service	Y	Y	Y	N	Y	Y	Y	N	Y	N	
Public Open Space	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Recreation, Indoor	Y	N	Y	N	Y	Y	Y	N	Y	Y	
Recreation, Outdoor	N	N	N	N	Y	Y	Y	N	N	Y	
Redemption / Recycling / Transfer Facility	N	N	Y	N	Y	Y	Y	N	N	N	
Religious Assembly	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Research Facility	N	Y	Y	N	Y	Y	Y	Y	Y	Y	
Restaurant	Y	Y	Y	N	Y	Y	Y	N	Y	N	
Restaurant, Drive-Thru	N	N	N	N	Y	Y	Y	N	N	N	
Retail Business, Large	Y	N	N	N	Y	Y	Y	N	N	N	
Retail Business, small	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	

USE CATEGORY	DVB I Ground Story	DVB I Upper Stories	DVB II	DVN	IC	OC	MUC	LN	OV	RN	NOTES/LIMITATIONS *
Retail Fuel Distributor	N	N	N	N	N	Y	Y	N	N	N	
Sawmill and Related Operation's	N	N	N	N	N	Y	Y	N	N	Y	
Self-Storage Facilities	N	N	N	N	N	Y	Y	N	N	N	
Solar Farm	N	N	N	N	N	Y	N	N	N	Y	
Summer Camps – boys & girls	N	N	N	N	N	N	Y	Y	N	Y	
Theaters - Movie	Y	Y	Y	N	Y	Y	Y	N	N	N	
Vehicle & Small Engine Repair Shop	N	N	N	N	N	Y	Y	N	N	Y	
Salvage Yard	N	N	N	N	N	Y	Y	N	N	N	A minimum lot size of 25 ac is required
Veterinary Services	N	N	N	N	Y	Y	Y	N	N	Y	
Warehousing & Distribution	N	N	N	N	N	Y	Y	N	N	N	
Water Extraction, Large Scale	N	N	N	N	N	Y*	N	N	N	N	A minimum lot size of 100 ac is required
Wind Farm	N	N	N	N	N	N	N	N	N	N	

## B. Dimensional Requirements by District

The following table sets out dimensional requirements for each district. In case of any difference of meaning or implication between the text of this Ordinance and the following table, the text shall control.

	DVB I	DVB II	DVN	IC	OC	MUC	LN	OV	RN
Minimum Lot Size (sq. ft.)	2500	20,000	20,000	40,000	80,000	80,000	50,000	20,000	80,000 <sup>4</sup>
Minimum Lot Frontage (ft.)	None	None	100	None	None	200	100	75	100
Maximum Lot Coverage	N/A	N/A	N/A	N/A	N/A	50%	30%	N/A	30%
Maximum Front Setback Line, Principal Buildings (ft.)	6	15	25	25	None	None	None	None	None
Minimum Front Setback Line (ft.)	0	10	0	15	75/25 <sup>1</sup>	75	20	20	75
Minimum Setback Line from Common Lot Line (ft.)	2	5	10	15	15/25 <sup>2</sup>	15/25 <sup>3</sup>	10	10	25
Minimum Setback Line from DVN, MUC, LN, OV, or RN district boundary (ft.)	N/A	N/A	N/A	20	20	N/A	N/A	N/A	N/A
Maximum Height (ft.)	35	35	35	45	60	35/60 <sup>5</sup>	35	35	35

<sup>1</sup> 75 ft. from SR 302; 25 ft. from any other Public Lot Line.

<sup>2</sup> 15 ft. for Accessory Residential Structures; 25 feet for all other Structures.

<sup>3</sup> 15 ft. for Single Family Dwellings; 25 ft. for all other Structures.

<sup>4</sup> 40,000 sq. ft. for Retail Business Use; 80,000 for all other uses.

<sup>5</sup> 35 ft. for Single Family, Two Family, and Multi-Family Dwellings and accessory structures; 60 ft. for all other Principal Structures.

### **ARTICLE III. REQUIREMENTS FOR ALL DISTRICTS**

#### **Section 1. General Requirements**

No use is allowed unless it is listed as an allowed use in this Ordinance and any use not expressly allowed in a District shall be prohibited in that District.

## **ARTICLE IV. ADMINISTRATION**

### **Section 1. Permit Required**

Unless otherwise provided, no Structure, or part thereof, shall be erected, altered, improved, renovated, enlarged, moved, or demolished and no use shall be changed or expanded without a written permit issued by the Code Enforcement Officer or the Planning Board. Such a permit shall be issued only if the application materials, building plans and proposed uses comply with the requirements of this Ordinance and all other applicable laws, regulations and Ordinances.

### **Section 2. No Permit Required**

No building permit shall be required for the following Structures or uses:

- A. Free-standing Structures Accessory to Residential uses not more than 100 square feet in area and not exceeding 10 feet in Height.
- B. Maintenance of Structures, including, but not limited to, insulation, plumbing, painting, re-roofing, and minor efficiency upgrades such as replacement doors or windows.
- C. Enclosure of a pasture or area with a fence.
- D. Projects, which in total concept do not exceed \$900.00 in fair market value (labor and materials).

### **Section 3. Issuance and Time Limits of Permits**

Each permit shall be issued in writing in duplicate with one copy to the applicant and one copy, including any conditions or exceptions attached thereto, kept on file in the Town office.

If no start is made on the construction or use for which a permit was issued within one year of the date of the permit, the permit shall lapse and become void. A permit shall expire if the construction for which the permit was issued is not substantially started within two years of the date of issuance of the permit, or if the use for which the permit was issued is discontinued for a term of 12 or more months. The Code Enforcement Officer may issue a temporary certificate of occupancy or a permit extension for one additional year if, in the Code Enforcement Officer's judgment, reasonable progress is being made and nuisance conditions do not exist. Extensions beyond one year shall require a new permit.

### **Section 4. Application Requirements**

Each application for a permit required under this Ordinance shall be filed in written form with the Code Enforcement Officer. The Code Enforcement Officer will determine the required application(s) to complete, and the review and approval authority. The Code Enforcement Officer will follow the Site Plan Review Ordinance and all other relevant ordinances in making this determination.

### **Section 5. Suspension and Revocation of Permits**

A permit may be suspended or revoked if:

- A. The permit was issued on incomplete or false information, or continuation of the work authorized would result in a violation of applicable laws, regulations or Ordinances;
- B. A violation was created during the completion of work initially authorized by the permit;

- C. The continuation of the work authorized is endangering or may endanger the safety, health or general welfare of the public;
- D. The scope of the work for which the permit was issued is or has been exceeded; or
- E. The Code Enforcement Officer is unable to determine the continued validity of a permit, in which case the Code Enforcement Officer shall suspend the permit, without penalty, and require the permit holder to file an appeal.

A notice of suspension pursuant to this paragraph shall be in writing, stating the reason for the suspension, the corrective measures to be taken, and the period of time given to the applicant to correct the violation. The suspension of a permit shall apply only to that segment of the work authorized which is, or will create, a violation. Such suspension shall cease when the Code Enforcement Officer certifies that the violation or potential violation ceases to exist. When cause for suspension has been removed or corrected, the Code Enforcement Officer shall so certify, in writing, and state the reason for the suspension, the corrective measures taken, and the period of time which the applicant had to correct the violation.

If, within the time specified for correction, the violation has not been corrected or removed, the suspension may be continued, or the Code Enforcement Officer may then revoke the permit.

When a permit is revoked, the Code Enforcement Officer shall prepare a statement stating the reasons for revocation, and the corrective measures, if any, that may be

taken to correct the violation. Such revocation statement shall include a time period given to correct the violation and shall remain in force until (i) the Code Enforcement Officer determines that the work for which the permit was issued will not result in a new or continued violation, (ii) the violation has been removed or otherwise discontinued, or (iii) a new permit has been issued. During the period of revocation, no work, other than the corrective measures directed by the Code Enforcement Officer, shall continue on a project for which a permit was issued except as may be required in the interest of public safety, health and welfare or protection of property, such work having the written approval of the Code Enforcement Officer.

#### **Section 6. Certificates of Occupancy**

After a building, Structure, or part thereof has been erected, altered, improved, renovated, enlarged, moved, or demolished and before a use has been initiated, changed or expanded, a certificate of occupancy shall be obtained from the Code Enforcement Officer before the same may be occupied or used. A certificate of occupancy is also required for the following:

- A. An increase in the number of Housing Units in a Structure, or on a lot;
- B. The establishment or change in the use of a Home Occupation;
- C. A change in the use of a nonconforming Structure or lot; or
- D. Occupancy and use, or change of use, of vacant land.

## **ARTICLE V. ENFORCEMENT**

Any violation of this Ordinance shall be deemed to be a nuisance. Failure to comply with the terms and conditions of any permit or approval granted under this Ordinance shall be a violation of this Ordinance. The Code Enforcement Officer shall enforce the provisions of this Ordinance in accordance with 30-A M.R.S.A. §§ 4451-4454.

### **Section 1. Authority**

The Code Enforcement Officer shall be appointed or reappointed annually and, if certified in accordance with 30-A M.R.S.A. § 4451, shall have all of the powers and authorities described in 30-A M.R.S.A. § 4452, as the same may be amended.

#### **A. Enforcement and Notice of Violation**

The Code Enforcement Officer shall enforce the provisions of this Ordinance and the terms and conditions of any permit or approval granted under this Ordinance, including approvals from the Code Enforcement Officer, Department Heads, Planning Board and Board of Appeals. If, after investigation, the Code Enforcement Officer finds that any provision of this Ordinance or any term or condition of any permit or approval granted under this Ordinance is being violated, he/she shall give written notice in person or by certified mail, return receipt requested, of such violation to the owner or the occupant of such premises, or to any other person responsible for such violation, indicating the nature of the violation and ordering that action necessary to correct it, including discontinuance of illegal use of land, buildings or Structures, or work being done, removal of illegal buildings or Structures, and abatement of nuisance conditions, be taken within some designated reasonable time. A copy of such notice shall be submitted to the Select Board and shall be maintained as a permanent record.

#### **B. Inspection and Investigation**

The Code Enforcement Officer shall conduct on-site inspections to ensure compliance with all applicable laws and all terms and conditions attached to permits and approvals under this Ordinance. The Code Enforcement Officer shall also investigate all complaints of alleged violations of this Ordinance.

#### **C. Records**

The Code Enforcement Officer shall keep a complete record of all essential transactions of the office, including applications submitted, permits granted or denied, variances granted or denied by the Board of Appeals, revocation actions, revocation of permits, appeals, court actions, violations investigated, violations found, and fees collected. On an annual basis, a summary of this record shall be submitted to the Director of the Bureau of Land and Water Quality within the Department of Environmental Protection.

### **Section 2. Penalties**

#### **A. Actions and Consent Agreements**

1. If, after notice given, a violation or nuisance condition is not abated or corrected within the specified time, the Code Enforcement Officer shall report same to the Select Board. The Code Enforcement Officer's report shall indicate the additional enforcement actions that he/she intends to take and whether the Town Attorney has been consulted or will subsequently be involved. At its next meeting, the Select Board shall consider whether to accept, reject or modify the Code

Enforcement Officer's report. The Select Board shall not entertain comment from the person alleged to have violated this Ordinance nor shall it take any evidence relating to whether a violation has in fact occurred.

2. The Select Board or its authorized agent is hereby authorized to enter into administrative consent agreements for the purpose of eliminating violations of this Ordinance and recovering fines without court action.

#### **B. Fines and Penalties**

1. Any person who violates any term or condition of an approval from the Code Enforcement Officer, Department Heads, Planning Board or Board of Appeals or who continues to violate any other provision of this Ordinance after receiving notice of such violation shall be subject to such fines, penalties, actions and orders as are authorized by 30-A M.R.S § 4452, as same may be amended. A fine or penalty may be imposed for each violation. Each day of violation after notification shall constitute a separate offense with respect to each violation.
2. Any contractor involved in any activity regulated by the provisions of this Ordinance may be held liable for fines for violating this Ordinance if the necessary permits for said activity have not been obtained.
3. Any person, including, but not limited to, a landowner, the landowner's agent, tenant, or contractor, who violates any provision of this Ordinance shall be liable for the penalties set forth in 30-A MRS § 4452 as may be amended, including attorney fees.

#### **Section 3. Validity and Severability**

The invalidity of any section, provision or article of this Ordinance shall not affect the validity of any other section, provision or article of this Ordinance.

#### **Section 4. Authority, Appeals and Variances**

##### **A. Authority**

The Board of Appeals of the Town of Bridgton may, upon written application of an aggrieved party, hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by, or failure to act by, the code enforcement officer or planning board in the administration or enforcement of the provisions of this Ordinance. The Board of Appeals may grant a variance from the requirements of this Ordinance consistent with state law and the provisions of this Section 4.

##### **B. Appeals**

1. Any person, firm or corporation aggrieved by a decision of the Code Enforcement Officer ("CEO") or Planning Board may appeal such decision to the Board of Appeals within 30 days of the written decision by filing an appeal at the office of the Town Clerk on forms approved by the Board of Appeals.
2. The fee established by the Board of Selectmen (see fee schedule) shall be paid at the time of filing the appeal to cover the cost of notice and advertising. An escrow fee also established by the Board of Selectmen shall be paid for miscellaneous services rendered in processing the application. Any unused portion of the escrow shall be returned to the appellant.

3. The Board of Appeals shall hold a public hearing on each appeal. In appeals involving the use of buildings or lots, at least twelve (12) days prior to the public hearing, the Board of Appeals shall notify by mail the owners of all property within five hundred (500) feet of the lots involved of the nature of the appeal and the time and place of the public hearing. In the case of appeals involving lot size, lot frontage, lot coverage, fenestration, setback, height or other space and bulk regulations or interpretation, at least twelve (12) days prior to the public hearing, the Board of Appeals shall notify by mail the owners of property abutting the property for which an appeal is taken of the nature of the appeal and of the time and place of the public hearing. For the purposes of this section, the owners of property shall be considered to be the parties listed in the most recent version of the Town of Bridgton Assessing Office Property Owner Lists available at the Town of Bridgton Municipal Office created by the Town of Bridgton Assessing Department and amended periodically. Failure of any property owner to receive a notice of public hearing shall not necessitate another public hearing or invalidate any action of the Board of Appeals.
4. Appeals from decisions of the CEO, the Local Plumbing Inspector, and the Planning Board made without conducting a public hearing, shall be de novo. The CEO shall transmit to the Board of Appeals the decision and all documents and other evidence on which the decision was based which may be considered as evidence in the de novo proceeding. The Board of Appeals shall conduct a public hearing at which all persons shall have the right to present additional testimony and documentary evidence. At the public hearing, any party shall have the right to cross-examine witnesses. The standard of review shall be whether, on the basis of the evidence before the Board of Appeals, the application conforms to the requirements of the Ordinance. The burden of proof shall be upon the applicant for the permit or approval. The Board of Appeals shall have authority to grant or deny a permit or approval or to remand the matter to the CEO, Local Plumbing Inspector, or Planning Board for further proceedings.
5. Appeals from decisions of the Planning Board made after conducting a public hearing shall be purely appellant. The CEO shall transmit to the Board of Appeals the decision of the Planning Board and all documents and other evidence comprising the record on which the Planning Board decision was based. The Board of Appeals shall conduct a public proceeding at which all persons shall have the right to present legal argument concerning the decision of the Planning Board. The Board of Appeals shall not permit the introduction of additional testamentary or documentary evidence. The standard of review shall be whether the decision of the Planning Board was arbitrary or capricious, based on error of law or on findings of fact not supported by substantial evidence in the record. The Board of Appeals shall have authority to sustain or reverse a decision of the Planning Board or to remand the matter to the Planning Board for further proceedings.
6. The Board of Appeals shall not continue a public hearing on an appeal to a future date except for good cause.
7. The affirmative vote of three members of the Board of Appeals shall be necessary to grant an approval or permit on appeal from a decision of the CEO or Local Plumbing Inspector, or to grant an appeal from a decision of the Planning Board. The failure of the Board of Appeals to issue a written notice of its decision, directed to the appellant by registered mail, within thirty-five (35) days of the close of the public hearing shall constitute a denial of the appeal.
8. Any aggrieved party may appeal a decision of the Board of Appeals to Maine Superior Court within 45 days of the date of the vote of the Board of Appeals in accordance with 30-A M.R.S.A. § 2691 and Rule 80B of the Maine Rules of Civil Procedure.

## **C. Variances**

### **1. Granting of Variance to be Handled Strictly**

The Board of Appeals shall limit any variances granted as strictly as possible in order to ensure conformance with the purposes and provisions of this Ordinance to the greatest extent possible, and in so doing may impose such conditions to a variance as it deems necessary. The party receiving the variances shall comply with any conditions imposed.

### **2. Copy of Application to Department of Environmental Protection**

For any variance application within the Shoreland Zone, a copy of each variance request, including the application and all supporting information supplied by the applicant, shall be forwarded by the Board of Appeals to the Commissioner of the Department of Environmental Protection at least twenty (20) days prior to action by the Board of Appeals. Any comments received from the Commissioner prior to the action by the Board of Appeals shall be made part of the record and shall be taken into consideration by the Board of Appeals.

### **3. Variance, General**

Except as otherwise provided in subsections 4, 5, and 6, below, a variance may be granted by the Board of Appeals:

- a. Only when strict application of the Ordinance, or a provision thereof, to the petitioner and the petitioner's property would cause undue hardship; and
- b. When the proposed Structure or use would meet all the provisions of this Ordinance except for the specific provision(s) from which relief is sought.

Variances shall not be granted for establishment of any uses otherwise prohibited by this Ordinance.

For purposes of this subsection, the words "undue hardship" shall mean:

- a. That the land in question cannot yield a reasonable return unless a variance is granted;
- b. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
- c. That the granting of the variance will not alter the essential character of the locality; and
- d. That the hardship is not the result of action taken by the applicant or a prior owner.

### **4. Variance from Dimensional Standards**

- a. The Board of Appeals may grant a variance from the dimensional standards of this Ordinance when strict application of the provisions of the Ordinance would create a practical difficulty, as defined herein, and when the following conditions exist:
  - i. The need for a variance is due to the unique circumstances of the property, and not to the general conditions in the neighborhood;

- ii. The granting of a variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use or fair market value of abutting properties;
  - iii. The practical difficulty is not the result of action taken by the applicant or a prior owner;
  - iv. No other feasible alternative is available to the applicant;
  - v. The granting of a variance will not have an unreasonably adverse effect on the natural environment; and
  - vi. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. § 435.
- b. As used in this subsection:
- i. “Dimensional standards” means and is limited to those provisions of this Ordinance which relate to lot area, Lot Coverage, Lot Frontage, and setback requirements.
  - ii. “Practical difficulty” means that the strict application of the Ordinance to the property for which a variance is sought would both preclude the ability of the applicant to pursue a use of the property which is permitted in the district in which the property is located and would result in significant economic injury to the applicant.
  - iii. “Significant Economic Injury” means the value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

## **5. Setback Variance for Single Family Dwelling**

- a. The Board of Appeals may grant a variance from required minimum and maximum setbacks from lot lines for a Single-Family Dwelling subject to the following limitations:
  - i. A variance granted under this subsection may not exceed twenty (20%) percent of the applicable setback requirement.
  - ii. A variance shall not be granted under this subsection if the variance would cause a violation of the Maximum Lot Coverage.
- b. The Board must find that strict application of the Ordinance to the applicant and the applicant’s property would cause undue hardship. For purposes of this subsection, the words “undue hardship” shall mean:
  - i. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
  - ii. That the granting of a variance will not alter the essential character of the locality;
  - iii. That the hardship is not the result of action taken by the applicant or a prior owner;
  - iv. That the granting of the variance will not substantially reduce or impair the use of the abutting property; and

- v. That the granting of a variance is based upon demonstrated need, not convenience, and no other feasible alternative is available.

#### **6. Disability Variance**

The Board of Appeals may grant a variance from setback requirements only to an owner of a Dwelling Unit, for the purpose of making that unit accessible to a person with a disability who resides in or regularly uses the unit. The Board of Appeals shall restrict any variance granted under this subsection solely to the installation of equipment or the construction of structures necessary for access to or egress from the unit by the person with the disability. The Board of Appeals may impose conditions on the variance, including limiting the variance to the duration of the disability or to the time that the person with the disability lives in the unit. The term "structures necessary for access to or egress from the dwelling" shall include railings, walls, or roof systems necessary for the safety or effectiveness of the structure.

#### **7. Notice and Public Hearing**

The Board of Appeals shall hold a public hearing on each variance request. At least twelve (12) days prior to the public hearing, the Board of Appeals shall notify by mail the owners of property abutting the property for which a variance is requested of the nature of the variance request and the time and place of the public hearing. For purposes of this section, the owners of property shall be considered to be the parties listed in the most recent version of the Town of Bridgton Assessing Office Property Owner Lists available at the Town of Bridgton Municipal Office created by the Town of Bridgton Assessing Department and amended periodically. Failure of any property owner to receive a notice of public hearing shall not necessitate another public hearing or invalidate any action of the Board of Appeals.

#### **8. Recording**

If the Board of Appeals grants a variance under this Article XV, a certificate indicating the name of the current property owner, identifying the property by reference to the last recorded deed in its chain of title, and indicating the fact that a variance, including any conditions on the variance, has been granted and the date of the granting, shall be prepared in recordable form. This certificate must be recorded by the applicant or owner of the Dwelling Unit in the Cumberland County Registry of Deeds within 90 days of the date of the final written approval of the variance or the variance is void. The variance is not valid until recorded as provided in this subsection. For the purpose of this subsection, the date of the final written approval shall be the date stated on the written approval.

#### **9. Conflict with State Law**

In the event of a conflict between this Article V and the provisions of state law governing variances, setback variances for single-family dwellings, variances from dimensional standards, or variances for disability structures, the State Law provisions shall control.

### **Section 5. Amendment**

This Ordinance may be amended by secret ballot referendum vote or by written ballot at a regular or special Town Meeting, after a public hearing conducted by the Planning Board and the Board of Selectmen.

There shall be four methods for proposing amendments to this Ordinance, as follows:

**A. Citizen Petition.** Upon the written petition of a number of registered voters equal to at least 10% of the number of votes cast in the Town at the last gubernatorial election, but in no case fewer than 10 registered voters, the Board of Selectmen may insert in the warrant for a regular or special Town Meeting an article to amend this Ordinance, in accordance with applicable state law.

**B. Property Owner.** A property owner may submit a written request to the Planning Board to consider an amendment for recommendation to the Board of Selectmen, and the Planning Board shall conduct a public hearing on the request. Notice of the public hearing shall be provided as set forth in paragraph 5.E below.

1. The Planning Board, may, upon a written request from a property owner, submit a written request to the Board of Selectmen to insert in the warrant for a regular or special Town Meeting an article to amend this Ordinance.
2. Such request shall contain at a minimum the following materials:
  - a. An application form from the Code Enforcement Office;
  - b. A map showing the properties to be affected by the amendment and properties located within 600 feet of those properties;
  - c. A map showing the existing land uses at the time of application of the above-mentioned properties and area;
  - d. A narrative and evidence of how the requested change meets the policies and strategies in the most recently adopted Comprehensive Plan (including the Land Use Plan);
  - e. Other information necessary to illustrate the need for a change in the district or other standards in this Ordinance.
  - f. Within 30 days of submission of the written request, together with fees and materials, the Planning Board shall meet to determine if the application is complete for their review. A public hearing will be held within 45 days of the Planning Board finding the application complete.
  - g. At the public hearing, the Planning Board shall hear the request and accept public comment on the request. After the close of the hearing, the Planning Board shall determine whether to:
    - i. Recommend to the Board of Selectmen the written request as submitted;
    - ii. Recommend the request with amendments or conditions that would bring the proposal into conformance with the most recently adopted Comprehensive Plan; or,
    - iii. Take no action.
  - h. If the Planning Board takes no action on the written request, the property owner may seek other alternatives. Planning Board action under this Article is not subject to appeal.
  - i. The Planning Board shall submit its decision to the Board of Selectmen within 30 days of the close of the public hearing.

### **C. Planning Board.**

The Planning Board may propose an amendment to this Ordinance, and the Planning Board shall conduct a public hearing on the proposed amendment. Notice of the public hearing shall be provided as set forth paragraph 5.E below.

At the public hearing, the Planning Board shall accept public comment on the proposal. After the close of the public hearing, the Planning Board shall determine whether to:

1. Recommend to the Board of Selectmen the proposal as originally contemplated by the Planning Board.
2. Recommend with amendments or conditions.
3. Take no action.

### **D. Board of Selectmen.**

The Board of Selectmen may direct Town staff to prepare and submit a written request to the Planning Board to consider an amendment, and the Planning Board shall conduct a public hearing on this request. Notice of the Planning Board public hearing shall be provided as set forth in paragraph 5.E below.

### **E. Notice Requirements for Planning Board Hearing.**

Prior to the amendment of this Ordinance or the Official Zoning Maps, the Planning Board shall post and publish notice of a public hearing in accordance with the following provisions.

1. The notice must be posted in the Bridgton Town office at least 13 days prior to the public hearing.
2. The notice must be published at least twice in a newspaper that complies with 1 M.R.S. Section 601 and that has a general circulation in the municipality. This requirement is typically met by publication in the Bridgton Daily News.
3. The date of the first publication shall be at least twelve days before the hearing and the date of the second publication shall be at least seven days before the hearing.
4. The notice must be written in plain English and be understandable by the average citizen.
5. If a proposed amendment to this Ordinance or the Official Zoning Maps will have the effect, within a geographically specific portion of the Town, of either prohibiting all industrial, commercial or retail uses where any of those uses is permitted, or permitting any industrial, commercial or retail uses where any of these uses is prohibited, the Planning Board shall give written notice to the owners of property in accordance with 30-A M.R.S. Section 4252(10) (A) and (B). For the purpose of notification, the owners of property shall be considered to be the persons listed in the most recent version of the Town of Bridgton Assessing Office Property Owner list. Notice shall be deemed received if mailed to an owner's last known address according to the Town tax records. Failure of any property owner to actually receive notice shall not necessitate another hearing or invalidate any actions of the Planning Board.
6. The provisions of 30-A M.R.S. Section 4352(10) shall apply to any action challenging the validity of an amendment to this Ordinance or the Official Zoning Maps based on the Town's failure to comply within subparagraph 5.E.v above.

7. Following the conclusion of the Planning Board's public hearing, the Planning Board shall make a recommendation to the Board of Selectmen whether to include the proposed amendment in a town meeting warrant.
8. After receiving the recommendation from the Planning Board, the Board of Selectmen, by a majority vote, shall determine whether the proposed amendment shall be placed on the town meeting warrant. If the proposed amendment is placed on the ballot for a referendum vote, the Board of Selectmen shall conduct a public hearing on the proposed article at least 10 days before the referendum vote. Notice of the Board of Selectmen's public hearing must be posted at least 7 days in advance of the public hearing.
9. The public hearings required to be held by the Planning Board and the Board of Selectmen may be combined into a single consolidated hearing attended by both boards provided that the notice requirements applicable to both the Planning Board and Board of Selectmen hearings are satisfied.

#### **Section 6. Construction of Language**

- A. In the interpretation and enforcement of this Ordinance, all words other than those specifically defined herein shall have their ordinarily accepted meaning unless a different meaning is clearly implied by the context in the Article in which they are used.
- B. The word "person" includes an individual, corporation, firm, governmental agency, municipality, trust, estate, partnership, association, a joint venture, or other legal entity.
- C. The words "shall" and "will" are mandatory; the word "may" is permissive.
- D. All references in this Ordinance to "Town", "The Town", "Bridgton", "the Town of Bridgton", and to any board, official or officer, unless clearly defined otherwise, shall be construed to be references to the Town of Bridgton, Maine, an incorporated municipality in the County of Cumberland County, State of Maine and its municipal boards, officials and officers.
- E. In case of any difference of meaning or implication between the text of this Ordinance and any map, illustration, or table, the text shall control.

## ARTICLE VI. DEFINITIONS

Unless the context otherwise requires, the terms defined in this Article VI shall have the meanings set forth below for purposes of this Ordinance, regardless of whether or not the terms are capitalized; the singular shall include the plural, and the plural shall include the singular. Unless a general definition (such as, but not limited to, Agriculture, Commercial, Manufacturing, Retail Business, Home Occupation or Accessory Use) expressly includes a Marijuana Establishment, the definition shall not be construed so as to include a Marijuana Establishment.

**Accessory Structure** — A Structure that is subordinate and customarily incidental to the principal Structure on the same lot.

**Accessory Use** — A Use that is subordinate and customarily incidental to the principal use on the same lot.

**Adult Use Marijuana Cultivation Facility** — A “cultivation facility” as that term is defined in 28-B M.R.S. § 102(13), as amended, and its successor provisions.

**Adult Use Marijuana Products Manufacturing Facility** — A “products manufacturing facility” as that term is defined in 28-B M.R.S. § 102(43), as amended, and its successor provisions.

**Adult Use Marijuana Store** — A “marijuana store” as that term is defined in 28-B M.R.S. § 102(34), as amended, and its successor provisions.

**Adult Use Marijuana Testing Facility** — A “testing facility” as that term is defined in 28-B M.R.S. § 102(54), as amended, and its successor provisions.

**Aggrieved Person or Party** — A person who participated in a hearing, if one is held under this Ordinance, and who suffers a particularized injury as a result of the grant or denial of a permit, approval or variance under this Ordinance.

**Agriculture** — The production, breeding, keeping, or maintenance for sale or lease of plants or livestock, including, but not limited to, forage and sod crops, grain and seed crops, dairy animals and dairy products, poultry and poultry products, fruits and vegetables, and ornamental and greenhouse products. “Agriculture” does not include Forest Management Activities or Sawmills.

**Agriculture, Commercial** — Agriculture use whereby the principal use is any combination of Agriculture, including but not limited to agricultural composting operations, agricultural products, and agricultural support services, as those terms are defined in 7 M.R.S.A. § 152. This definition includes Accessory on-site Retail and off-site distribution.

**Agriculture, Eco-Tourism** — A range of activities, services and amenities provided by farmers and rural people to attract tourist to their area in order to supplement income for their primary business; does not include “Agriculture, Piggery” or “Agriculture, Poultry” as defined in this Ordinance.

**Agriculture, Non-Commercial** — Agriculture use primarily for household use; does not include “Agriculture, Piggery” or “Agriculture, Poultry” as defined in this Ordinance.

**Agriculture, Piggery** — A premises, area, fenced enclosure, building or structure, or portion thereof, used or designed for the production, keeping, or breeding of pigs, with more than two sows or twenty head; or of any smaller number if designed or operated in a manner that results in nuisance impacts on abutting or nearby properties.

**Agriculture, Poultry** — A premises, area, fenced enclosure, building or structure, or portion thereof, used or designed for the production, keeping, or breeding of poultry or fowl or production of eggs, for commercial purposes as a principal use; or for any purpose or as an Accessory Use, if designed or operated in a manner that results in nuisance impacts on abutting or nearby properties.

**Agriculture, Product Processing** — The processing of agricultural products into nonagricultural products, including without limitation food and drink products; does not include "Agriculture, Piggery" or "Agriculture, Poultry" as defined in this Ordinance.

**Alley** — A public or private right of way less than 22 feet wide that is primarily designed to serve as a secondary access to the rear or side of those properties whose principal frontage is on another street.

**Ambulance Service** — Facility for ambulance or paramedic services that are emergency services that treat illnesses and injuries that require an urgent medical response, and which provide out-of-hospital treatment and transport to definitive care.

**Animal Breeding** — The process of selective mating of animals; refer to Agriculture.

**Animal Production** — Refer to Agriculture.

**Animal Shelter** — Facility used to house or contain stray, homeless, abandoned, or unwanted animals that is owned, operated, or maintained by a public body, an established humane society, or other non-profit organization devoted to the welfare, protection, and humane treatment of animals.

**Aquaculture** — The hatching, raising, and breeding of fish or other aquatic animals and aquatic plants for sale.

**Assisted Living Facility** — Residence for the elderly that provides housing limited care, meals, personal care, and supervision; may provide other services, such as recreational activities, financial services, and transportation.

**Attic Story** — The space enclosed within the roof of a Structure that is not used for any commercial or residential purposes.

**Auction/Auction House** — A facility or place used for a public sale in which goods or property are sold to the highest bidder.

**Auto Repair Service** — Establishment primarily engaged in the maintenance and repair of passenger vehicles, pickup trucks, commercial trucks, and similar vehicles.

**Auto Sales and Service** — The use of any building, land area, or other premise principally for the display, sale, rental, or lease of new or used automobiles, light trucks, vans, trailers, or recreation vehicles. This use includes any vehicle preparation, warranty, or repair work conducted as an Accessory use.

**Auto Washing Service** — A facility used to clean the exterior and, in some cases, the interior of motor vehicles.

**Awning** — A secondary covering on a frame attached to the exterior wall of a building which when open projects away from that exterior wall.

**Balcony** — A projecting platform that is open and roofless and which is suspended or cantilevered from, or supported solely by, a Principal Building.

**Bank** —A financial institution open to the public that is engaged in deposit banking and/or that performs closely related functions such as making loans, investments, and fiduciary activities.

**Bar/Tavern/Cocktail Lounge** —A facility, building, or Structure primarily devoted to the serving of alcoholic beverages and which the service of food is only incidental to the consumption of such beverages. The term includes meeting places or non-profit organizations, if they are licensed to serve alcoholic beverages.

**Basement** — That portion of a building which is partly or completely below grade.

**Bed and Breakfast/Small Inn** — A private residence, which is the innkeeper's principal residence that offers sleeping accommodations to lodgers in eight or fewer rooms for rent with no provision for cooking in any individual guest room. A lodger is a person who rents a room in a Ben and Breakfast/Small Inn for less than 30 days. There shall be no provision for cooking in any individual guest room.

**Block Corner** — The intersection of two or more Public Lot Lines.

**Boarding House** — A residential structure in which six or fewer rooms, or rooms and meals, are provided to occupants for at least one week, with meals available only to the occupants. The building must be occupied by a resident owner or manager. There shall be no provision for cooking in any individual guest room; housekeeping services may be included.

**Boarding Kennel** — A place where domestic pets are housed temporarily for a fee.

**Boat Launching Facility** —A facility designed for the launching and landing of watercraft, which may include an access ramp, docking area, and parking spaces for boats and trailers.

**Boat Sales, Service and Storage, Indoor** — The sale, maintenance, and storage of watercraft totally within an enclosed building or Structure.

**Boat Sales, Service and Storage, Outdoor** —The sale, maintenance, and storage of watercraft wholly or partially in the open.

**Brewery/Distillery/Winery** — An establishment or place where beer, liquor or wine is made commercially, which may also be licensed to sell on the premises as a Bar/Tavern/Cocktail Lounge.

**Buffer** —A defined and described tract of land or parcel, or portion thereof, that is required to remain unaltered excepting any improvements to minimize erosion, noise or visual impact.

**Buildable Area** —The area of a parcel of land minus the area of all required Minimum Setback Areas and open space requirements.

**Building Materials Yard** — And outside storage area for material which is used in building and construction. Examples are roofing, fill material, wood, equipment, vehicles, machinery, paints, pipes, or electrical components.

**Campground**—An area devoted to overnight recreational or educational use where land area is divided into sites or lots for which a charge is made either on a short- or long-term basis by sale, rent or lease, or condominium-type of ownership.

**Cemetery** —An area devoted to the burial of the dead, including mausoleums, and related sales and maintenance facilities. This definition includes, but is not limited to, mortuaries when operated within the boundary of a cemetery.

**Children's Summer Camp** — A seasonal camp which may include seasonal buildings providing room, board, and recreational and athletic facilities for children during all or part of a vacation period, normally the summer, for a fee.

**Cluster Housing Development** — Detached or attached residential dwelling units placed on individual lots within an overall tract with the remaining area devoted to common open space.

**Commercial** — A use that involves the buying or selling of goods or services or the provision of facilities for a fee.

**Common Lot Line** — A lot line shared between properties other than a Public Lot Line.

**Communication Service** — Public and private companies in the telecom (landline and wireless), internet, cable, satellite, and managed services businesses, not including Communication Towers.

**Communication Tower** — Any structure, whether free-standing or in association with a building or other permanent structure, that is designed and constructed primarily for the purposes of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular phone towers, alternative tower structures, and similar structures.

**Community Center** — A place or building used by the public for meetings for social, educational, recreational activities, or similar uses, none of which are operated for profit.

**Community Garden** — A single piece of land gardened collectively by a group of people utilizing either individual or shared plots on private or public land.

**Condominium** — A form of housing tenure and other real property where a specified part of a piece of real estate is individually owned while use of and access to common facilities in the piece such as hallways, heating system, elevators, and exterior areas is executed under legal rights associated with individual ownership and controlled by the association of owners that jointly represent ownership of the whole piece.

**Corner Lot** — A lot abutting on and at the intersection of two or more streets.

**Curb Cut** — The connection to a street, or opening along the curb line, at which point vehicles may enter or leave the roadway.

**Day Care Facility** — A Maine-licensed facility operated for the purpose of providing care and protection during part of a 24-hour day to children or adults. This definition does not include the provision of such services in a Housing Unit where the lot owner is the proprietor of the business and where the use otherwise satisfies the requirements of a Home Occupation.

**Density** — The buildable area divided by the number of units.

**Development** — A change in land use involving alteration of the land, water, or vegetation, or the addition or alteration of structure or other construction not naturally occurring.

**Dwelling, Above Commercial** — A dwelling unit located on floor above a commercial business.

**Dwelling, Attached In-law Apartment** — A separate living space attached to or located within, a Single-Family Dwelling as a small accessory apartment; an Attached In-law Apartment must have its own entrance, kitchen, bathroom, and living space.

**Dwelling, Detached In-law Apartment** — A separate living space detached from, but accessory to, a Single-Family Dwelling such as a small guest house. A Detached In-law Apartment must have its own entrance, kitchen, bathroom, and living space.

**Dwelling, Multi-Family** — A building consisting of three (3) or more attached Dwelling Units.

**Dwelling, Single Family** — A building designed or intended to be used exclusively for residential occupancy by one family only and containing only one (1) dwelling unit, or one dwelling unit with an in-law apartment in a District where that type of in-law apartment is expressly permitted under this Ordinance.

**Dwelling, Two Family** — A building consisting of two (2) attached Dwelling Units.

**Dwelling Unit**—A Structure or portion thereof containing one or more rooms or group of rooms designed, built, and used for permanent or seasonal human habitation, with each such unit containing cooking, sleeping, and toilet facilities; except that "Dwelling Unit" shall not include motel units, hotel units, boarding houses, recreational vehicles ("RVs"), or other Residential units intended primarily for transient occupancy. The seasonal rental of Dwelling Units is considered a usual and normal use associated with a Dwelling Unit.

**Education Facility** — Any building or facility used for academic instruction of enrolled students, including but not limited to any nursery school, public or private school, college, university, medical school, law school, or career and technical education school.

**Equestrian Facility** — A facility for the purpose of accommodating, training, or competing equids, especially horses. Based on its use, an Equestrian Facility may be known as a barn, stables, or riding hall and may include commercial operations described by terms such as a boarding stable, livery yard, or livery stable.

**Equipment Rental Service** — A retail service providing machinery, equipment, and tools of various kinds and sizes (from earthmoving to powered access, from power generation to hand-held tools) for a limited period of time to final users that is stored in an enclosed indoor or outdoor space. It may be part of a larger retail building or facility such as a hardware store.

**Essential Services** — Facilities operated by governmental entities or public utilities for the transmission or distribution of water, gas, electricity, or communication or for the collection, treatment, and disposed of wastes, including, without limitation, towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants, and similar accessories but not buildings. Wastewater pump stations are not considered buildings for purposes of this definition.

**Exempt Caregiver** — A natural person who is a Medical Marijuana Registered Caregiver for no more than two family members or members of the Caregiver's household, is exempt from registration pursuant to 22 M.R.S. § 2423-A(3)(C), and may not possess more than 8 pounds of Marijuana.

**Extractive/Quarry/Mining** — Any processes that involve the extraction of raw materials from the earth to be used by businesses or consumers. The extractive industry consists of any operations that remove metals, minerals, aggregates, petroleum, or natural gas products from the earth. Examples of extractive industries include gravel extraction, oil and gas extraction, mining, dredging, and quarrying.

**Family** — One or more persons occupying a Dwelling Unit, whether or not related to each other by birth, adoption, or marriage, but not to consist of more than eight unrelated persons.

**Farmers Market/Farm Stand** — The seasonal selling or offering for sale at retail of home-grown vegetables or produce, or food products from said vegetables or produce, occurring in pre-designated area, where the vendors are generally individuals or registered farms who have raised the vegetables or produce or have taken the same on consignment for retail sale.

**Fenestration** — The design, location, or arrangement of windows and other exterior openings of a façade.

**Firewood Processing and Sales** — Cutting and splitting logs to produce firewood with machinery and/or manual handling for sale to retail customers.

**Forestry Management Activities** — Timber cruising and other forest evaluation activities, management planning activities, timber stand improvement, pruning, regeneration of forest stands, timber harvesting, and the construction, creation, or maintenance of logging roads and logging yards.

**Fuel Storage Depot, Bulk** — A stand-alone facility for the bulk storage of fossil fuels such as gasoline, diesel, propane, or natural gas primarily for distribution by motor vehicle to other locations; does not include underground storage tanks at gas stations.

**Function Hall/Lodge/Clubhouse** — A building or portion of a building for the purpose of hosting a party, banquet, wedding or other reception, or other social event. Special facilities such as functions halls, lodges, or club houses are some examples.

**Funeral Home** — An establishment and/or building with facilities for the preparation of the deceased for burial or cremation, for the display of the deceased, and for rituals connected with burial or cremation. A crematory may be included in the building or establishment.

**Garage** — An accessory structure on a residential lot for parking residents' vehicles.

**Garden Materials Yard** — An open space for the storage of plants, trees and shrubs, and associated materials and tools used for their cultivation for sale to a retail user.

**Gas Station** — Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sales of vehicular fuels; and as an accessory use the sale of lubricants, tires, batteries, and similar vehicle accessories.

**General Contractor Yard** — An open area that a construction contractor uses for the storage of materials and equipment used for the projects; may include the contractors' primary office space.

**Gross Floor Area** — The sum of the horizontal areas of the stories of a building, measured from the exterior faces of exterior walls, or in the case of a common wall separating two buildings, from the center line of such common wall. Gross Floor Area shall exclude basements and attics.

**Ground Story** — The first floor of a building, other than a Basement.

**Group Home, Large** — A home where more than six unrelated people in need of care, support, or supervision can live together, such as, but not limited to, those who are elderly or mentally ill.

**Group Home, Small** — A home where six or fewer unrelated people in need of care, support, or supervision can live together, such as, but not limited to, those who are elderly or mentally ill.

**Health Institution** — A hospital, clinic, nursing or rehabilitation facility, or any other place for the care, treatment, or diagnosis of human ailments, other than a Professional Office or Hospice.

**Height** — The vertical distance of the highest point of the roof or any rooftop deck, fence, railing, widow's walk, or other rooftop structure or feature above the mean finished grade of the ground located within 5 feet of the building. For purposes of this definition, chimneys, heating/cooling appurtenances, ventilators, antennas, skylights, tanks, bulkheads, or solar panels shall not be considered part of the Height of a building or Structure. Domes, towers, or spires shall not be subject to this definition, provided such features are not habitable.

**Home Occupation** — A business, profession, occupation, or trade undertaken for gain or profit which is incidental and secondary to the use of a Dwelling Unit for residential purposes, is wholly carried on within the Dwelling Unit or one or more Accessory Structures, is carried on by a resident of the Dwelling Unit, and utilizes no more than 50% of the Gross Floor Area of the Dwelling Unit and Accessory Structures in which the occupation is carried out. Examples include: beauty shops, physician or dentist's office, day care center, woodworking. This definition does not include "Agriculture, Piggery" or "Agriculture, Poultry" as defined in this Ordinance.

**Hospice** — A facility that provides support and care for persons in the last stages of an incurable disease or condition, and that may include related in-patient and out-patient services and associated offices, pharmacy services, and storage.

**Hotel/Large Inn** — A facility having more than eight guest rooms offering transient lodging accommodations to the general public for a fee. May include additional facilities and services, such as restaurants, meeting rooms, entertainment, personal services, and recreational facilities in those Districts in which these facilities are permitted.

**Impact** — A measure of the effects or consequences of one entity's action or influence upon a neighborhood, community, Town, or abutter.

**In-Law Apartment** — A space that must have its own entrance, kitchen, bathroom, and living area that is attached or detached from a single-family dwelling unit.

**Landscaping** — The planting of trees, shrubs, and other plants as foundation plantings in separate bedding areas and between the property and sidewalk or street so as to enhance the appearance and function of the property.

**Laundry Service** — A facility that provides services that wash, dry, dry clean, iron, and press customers' clothes for a fee.

**Liquor Store** — Retail shop that predominantly sells prepackaged alcoholic beverages, typically in bottles intended to be consumed off the store's premises. May be part of a larger retail store.

**Live Theater/Music/Entertainment** — A facility or venue which provides a form of entertainment that uses live performers before a live audience in a specific place.

**Livestock, Personal Use** — Creatures kept for personal enjoyment or for the production of animal products for personal use; does not include "Agriculture Piggery" or "Agriculture, Poultry" as defined in this Ordinance.

**Lot Coverage** — The percentage of lot area covered by buildings, Structures, parking areas, driveways, and impervious materials.

**Lot Front** — The side of a lot that borders a street and, in the case of a corner lot, the side with the longer lot line bordering a street.

**Lot Frontage** — The horizontal distance of the Lot Front measured from one side lot line to the other.

**Major Artery** — A term to describe state routes (SR) 302, 117, and 107.

**Manufacturing** — An establishment engaged in the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials, such as oils, plastics, resins, or liquors. Does not include marijuana manufacturing.

**Manufacturing, Heavy** — Make, produce, build, construct, assemble, put together, create, fabricate, turn out, process, engineer with large, heavy, and capital intense machinery and equipment.

**Manufacturing, Light** — Make, produce, build, construct, assemble, put together, create, fabricate, turn out, process, engineer wholly within an enclosed building with small machinery and equipment.

**Marijuana Cultivation Area** — An indoor facility used for cultivation of Marijuana as part of any Marijuana Establishment, which is enclosed and equipped with locks and other security devices that permit access only by a person authorized to have access to the facility.

**Marijuana Establishment** — Any one of the following uses:

- Medical Marijuana Registered Dispensary
- Medical Marijuana Large-Scale Caregiver Operation
- Medical Marijuana Multiple Registered Caregiver Facility
- Medical Marijuana Caregiver Retail Store
- Medical Marijuana Manufacturing Facility
- Medical Marijuana Inherently Hazardous Substances Extraction Operation
- Medical Marijuana Testing Facility
- Adult Use Marijuana Cultivation Facility
- Adult Use Marijuana Store
- Adult Use Marijuana Products Manufacturing Facility
- Adult Use Marijuana Testing Facility

**Marijuana Home Cultivation** — (1) The cultivation of Marijuana for personal adult use by persons 21 years of age or older in accordance with the provisions of 28-B M.R.S. §1502, as may be amended; or (2) the cultivation of medical Marijuana by an Exempt Caregiver or a Qualifying Patient.

**Marijuana Manufacturing Facility** — Any one of the following uses:

- Medical Marijuana Manufacturing Facility
- Medical Marijuana Inherently Hazardous Substances Extraction Operation
- Adult Use Marijuana Products Manufacturing Facility

**Marijuana Testing Facility** — Any one of the following uses:

- Medical Marijuana Testing Facility
- Adult Use Marijuana Testing Facility

**Marina** — A business establishment having frontage on navigable water and, as its principal use, providing for hire offshore moorings or docking facilities for boats, and which may also provide accessory services such as boat and related sales and rentals, boat repair and construction, indoor and outdoor storage of boats and marine equipment, and tackle shops and marine fuel service facilities.

**Mass Gathering** — An event at which at least 500 persons collect, assemble, congregate, or gather together, in a group for a period of time greater than 4 consecutive hours.

**Maximum Front Setback Area** — The portion of a parcel that is located between the Maximum Front Setback Line and the Public Lot Line which it parallels.

**Maximum Front Setback Line** — A line paralleling a Public Lot Line along the full length of the Public Lot Line, which is the farthest distance a building façade can be from the Public Lot Line.

**Medical Marijuana Caregiver Retail Store** —A location, building, or facility operated by a Medical Marijuana Registered Caregiver that is used to sell medical Marijuana to qualifying patients and that has attributes generally associated with retail stores, including, but not limited to, a fixed location, a sign, regular business hours, accessibility to the public and sales of goods or services directly to a consumer.

**Medical Marijuana Inherently Hazardous Substances Extraction Operation** —"Marijuana Extraction" using "inherently hazardous substances" by a "qualifying patient," the "caregiver" of a qualified patient, or any other person authorized under 22 M.R.S. § 2423F(3), as they may be amended, to engage in "marijuana extraction" using "inherently hazardous substances," as those terms are defined in 22 M.R.S. § 2422, as amended, and its successor provisions.

**Medical Marijuana Large-Scale Caregiver Operation** —Any commercial or noncommercial use by a Medical Marijuana Registered Caregiver other than: (i) a Medical Marijuana Caregiver Retail Store, (ii) a Medical Marijuana Multiple Caregiver Facility, (iv) a Medical Marijuana Inherently Hazardous Substances Extraction Operation, (v) Marijuana Home Cultivation by a Qualifying Patient or Exempt Caregiver, or (vi) a Medical Marijuana Small-Scale Caregiver Operation.

**Medical Marijuana Manufacturing Facility** — A registered tier 1 or tier 2 manufacturing facility, as defined in 22 M.R.S. § 2422 as amended, and its successor provisions.

**Medical Marijuana Multiple Registered Caregiver Facility** — A building or facility housing more than one (1) Medical Marijuana Registered Caregiver.

**Medical Marijuana Registered Caregiver** — A caregiver who is registered by the State licensing authority pursuant to 22 M.R.S. § 2425-A, as amended, and its successor provisions.

**Medical Marijuana Registered Dispensary** — A building or facility operated by a person or entity registered under 22 M.R.S. § 2425-A that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies or dispenses Medical Marijuana or related supplies and educational materials to qualifying patients and the caregivers of those patients as defined in 22 M.R.S. § 2422(6), as amended, and its successor provisions.

**Medical Marijuana Small-Scale Caregiver Operation** — A commercial or noncommercial use by a Medical Marijuana Registered Caregiver who sells or dispenses Marijuana solely out of the Caregiver's residential dwelling or accessory structure to no more than five individual registered patients in any one calendar month; does not process or manufacture Marijuana using chemicals or solvents; and cultivates no more than 30 mature Marijuana plants.

**Medical Marijuana Testing Facility** — A public or private laboratory that: (a) is authorized in accordance 22 M.R.S. § 2423-A(10) to analyze contaminants in the potency and cannabinoid profile of samples; and (b) is accredited pursuant to standard ISO/IEC 17025 of the International Organization for Standardization by a third-party accrediting body or is certified, registered or accredited by an organization approved by the Maine Department of Health and Human Services

**Medium Sized Tree** — A woody deciduous plant, hardy for Plant Zones 4 or 5, that normally grows with one main trunk and normally achieves a height at maturity of 30 to 50 feet.

**Midway/Fair** — A temporary event where there are displays of goods, animals, amusements, games of chance or skill, and competitions.

**Minimart** —A convenience store that is located on the same lot and is accessory to an automobile Gas Station.

**Minimum Front Setback Line** — A line paralleling a Public Lot Line along the full length of the Public Lot Line, which is the closest distance a building façade can be from the Public Lot Line.

**Minimum Lot Frontage** — The minimum Lot Frontage on a parcel of land. The “Minimum Lot Frontage” requirements set forth in this Ordinance shall not apply to any lot created as part of a subdivision approved by the Planning Board pursuant to the Town of Bridgton Subdivision Ordinance.

**Minimum Lot Size** — The minimum acreage of a parcel of land. The “Minimum Lot Size” requirements set forth in this Ordinance shall not apply to any lot created as part of a subdivision approved by the Planning Board pursuant to the Town of Bridgton Subdivision Ordinance.

**Minimum Setback** — The horizontal distance from the nearest part of a Structure, parking area, or other regulated object or area to a lot line, street line, the normal high-water mark of a water body, or the upland edge of a wetland, as the context may dictate.

**Minimum Setback Area** — The portion of a parcel that is located between the Minimum Setback Line and the lot line which it parallels.

**Minimum Setback Line** — A line paralleling a lot line which indicates the closest distance a Structure or parking area can be from any given lot line.

**Mobile Home** — A transportable dwelling structure that is in one or more sections, constructed in a manufacturing facility, and transported to a building site, with or without a permanent foundation, connected to utilities, including the plumbing, heating, air conditioning, and electrical systems contained in the unit.

**Mobile Home Park** — A parcel of land under unified ownership used or intended to be used for the placement of three or more manufactured homes, as defined in 30-A M.R.S. § 4358.

**Mobile Temporary Vendor** — An entity offering something for sale for only a limited period of time and not permanently, especially a trader in the street from a facility that is able to move or be moved freely or easily.

**Motel** — A building or group of attached or detached buildings containing guest rooms or dwelling units most of which have separate outside entrances and parking spaces nearby intended to be used by automobile transients for compensation.

**Movie Theater** — An establishment where movies are shown for public entertainment.

**Neighborhood Convenience Store** — A retail establishment of up to 1,500 square feet with extended operating hours and located in a convenient location within a District, which sells primarily food products, household items, newspapers and magazines, candy, and beverages, and a limited amount of freshly prepared foods such as sandwiches, pizzas, and salads.

**Nonconforming lot, Structure, or Use** — A lot, Structure, or Use that lawfully existed immediately prior to the enactment of this Ordinance, or any subsequent amendment thereto, and which, as a result of the enactment of this Ordinance, or any subsequent amendment thereto, presently fails to comply with any one or more of the requirements of this Ordinance or its amendments, including, but not limited to, the restrictions and standards for the district in which the lot, Structure, or use is located.

**Office Building, Large** — Room or set of rooms used as a place for commercial, professional, or bureaucratic work and having a gross area within the structure of more than 2500 square feet.

**Office Building, Small** — Room or set of rooms used as a place for commercial, professional, or bureaucratic work and having a gross area within the structure of 2500 square feet or less.

**Outdoor Flea Market/Open-Air Market** — The outdoor display, sale, exchange or barter of merchandise for profit. This definition does not include garage sales on the premises of a Dwelling Unit, except if such sales occur more than four times a year on the same residential property. This definition does not include occasional sales and promotional activities at Retail buildings that place merchandise outside their building or Farmers Markets. This definition includes Accessory Structures such as restrooms or storage of goods when not in business.

**Overlay** — A regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone. The overlay district can share common boundaries with the base zone or cut across base zone boundaries. Regulations or incentives are attached to the overlay district to protect a specific resource or guide development within a special area.

**Park and Recreational Services** — Resources, facilities, and services provided for the purposes of leisure, entertainment, and recreational pursuits. Resources may be public spaces and facilities like parks, nature preserves, open space areas, greenways, trails, and built structures for sport, recreation, or art programs.

**Parking Garage** — A Structure used for the limited term parking of vehicles but excluding automotive services or commercial storage of vehicles.

**Parking Setback Line** — The closest the outer edge of a parking lot to a property line.

**Pawn Shop** — A business or facility to loan out money for items, with the intention that the customer comes back and repays the loan for the items pawned.

**Principal Building** — A Structure in which is conducted the principal use of the lot.

**Privacy Wall** — An unroofed Structure which has a foundation and vertical surface of masonry, wood, plaster, concrete, or stones to enclose, divide, or protect an area.

**Private Open Area** — A contiguous space for plant materials and containing no more than 50% impervious surface for courtyards and/or seating areas.

**Professional Office or Service** — An establishment whose primary activity is the provision of assistance or services, as opposed to products or goods, to individuals, businesses, industry, government, and other enterprises.

**Public Building** — Any building used exclusively for public purposes by any department or branch of government; buildings of an institutional nature and serving a public need, such as libraries, museums, post offices, public safety, public works, and public utilities and services.

**Public Lot Line** — Any property line that directly abuts a public road or street.

**Public Open Space** — Land set aside for active or passive recreation by the public and either owned by a public entity or protected as open space in perpetuity through a conservation easement or other legally binding deed restriction.

**Qualifying Patient** — A person who has been a resident of Maine for at least 30 days and who possesses a valid written certification regarding medical use of Marijuana in accordance with 22 M.R.S. § 2423-B.

**Recreation, Indoor** — A use conducted totally within a structure for play, amusement, relaxation, sports or other similar diversions, including a bowling alley, skating rink, fitness center, gymnasium, squash or tennis facility, or indoor swimming pool.

**Recreation, Outdoor** — A use conducted primarily outdoors or in a fully open structure for play, amusement, relaxation, sports or other similar diversions, including a golf driving range, miniature golf course, water slide or outdoor tennis facility.

**Redemption/Recycling/Transfer Facility** — An entity offering to pay the refund value of an empty beverage container to a redeemer, or any person who contracts with one or more dealers or distributors to collect, sort, and obtain the refund value and handling fee of empty beverage containers for, or on behalf of them; and a specialized plant that receives, separates, and prepares recyclable materials for transfer or marketing to end-user manufacturers.

**Religious Assembly** — A church, synagogue, temple, mosque, or other facility that is used for worship or prayer by persons of similar beliefs; or a special purpose building that is architecturally designed and particularly adapted for the primary use of conducting formal religious services on a regular basis.

**Research Facility** — An institution involved in the intellectual or physical study and analysis of materials, plants or organisms; does not include a Medical Marijuana Testing Facility.

**Restaurant** — Any establishment, however designated, not including a drive-thru, at which food is sold for consumption on or off the premises. It may or may not serve alcoholic beverages as well as food. It may contain event or function spaces. A snack bar or refreshment stand at a public, semi-public, or private indoor or outdoor recreation establishment for the convenience of the patrons shall not be deemed a restaurant.

**Restaurant, Drive-Thru** — A restaurant that includes a facility to order and pick up food from an automobile.

**Retail Business, Large** — The provision of goods or services for a fee directly to the consumer for primarily personal or household use and not for resale from an indoor structure having more than 1500 square feet.

**Retail Business, Small** — The provision of goods or services for a fee directly to the consumer for primarily personal or household use and not for resale from an indoor structure having 1500 square feet or less.

**Salvage Yard** — A place where disused vehicles or other machinery are stockpiled and processed for resale.

**Sawmill** — A facility in which logs are cut into boards or timber by a mill or machine.

**Self-Storage Facility** — A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property with no commercial transactions permitted other than the rental of storage units.

**Setback Area** — The area between the Maximum Setback Line and the Minimum Setback Line.

**Shade Tree** — A woody deciduous plant, hardy for Plant Zones 4 or 5, that normally grows with one main trunk, normally achieves a height at maturity of 30 feet or more and has a canopy that screens and filters the sun.

**Shrub** — A woody plant, deciduous or evergreen, hardy for Plant Zones 4 or 5, which may have a single or multiple trunk and normally achieves a height at maturity of no more than 15 feet and no less than 3 feet.

**Sidewalk** — A paved way for pedestrians which is constructed adjacent to a road.

**Solar Farm** — An installation or area of land on which a collection of solar panels is set up in order to generate electricity for commercial purposes.

**Story** —That part of a building between the surface of the floor and the ceiling immediately above, not including the Basement. A half-story (1/2 story) is an uppermost Story in which a sloping roof replaces the upper part of the front wall.

**Street Wall** — A fence, wall, or strip of vegetation that maintains a continuous visual definition along a lot line.

**Structure** —Anything constructed, erected, or placed on the ground which is permanent, temporary or mobile. Structure(s) include but are not limited to building(s), mobile homes, recreational vehicles, piers and pads, and storage and processing facilities. Boundary walls, fences, walkways, patios, flagpoles light poles, and signs are not considered Structures.

**Timber Harvesting** — The cutting and removal of trees from their growing site and the attendant operation of cutting and skidding machinery.

**Use** — The purpose or activity for which land or structures are designed, arranged, or intended or for which land or structures are occupied or maintained.

**Variance** — A relaxation of the provisions of this Ordinance as permitted by state law and Article V, Section 4 of this Ordinance.

**Vehicle and Small Engine Repair Shop** —An establishment where automobile and low-power internal combustion engines or electric motors are repaired and maintained by mechanics and technicians; not including the sale of gasoline.

**Veterinary Service** — An establishment where animals and pets are given medical or surgical treatment and are cared for during the time of such treatment. This definition includes the incidental, short-term use of such an establishment as a Kennel.

**Warehouse and Distribution** — A facility for storage and distribution of manufactured products, supplies and equipment. This definition includes the wholesaling of goods not manufactured on the premises.

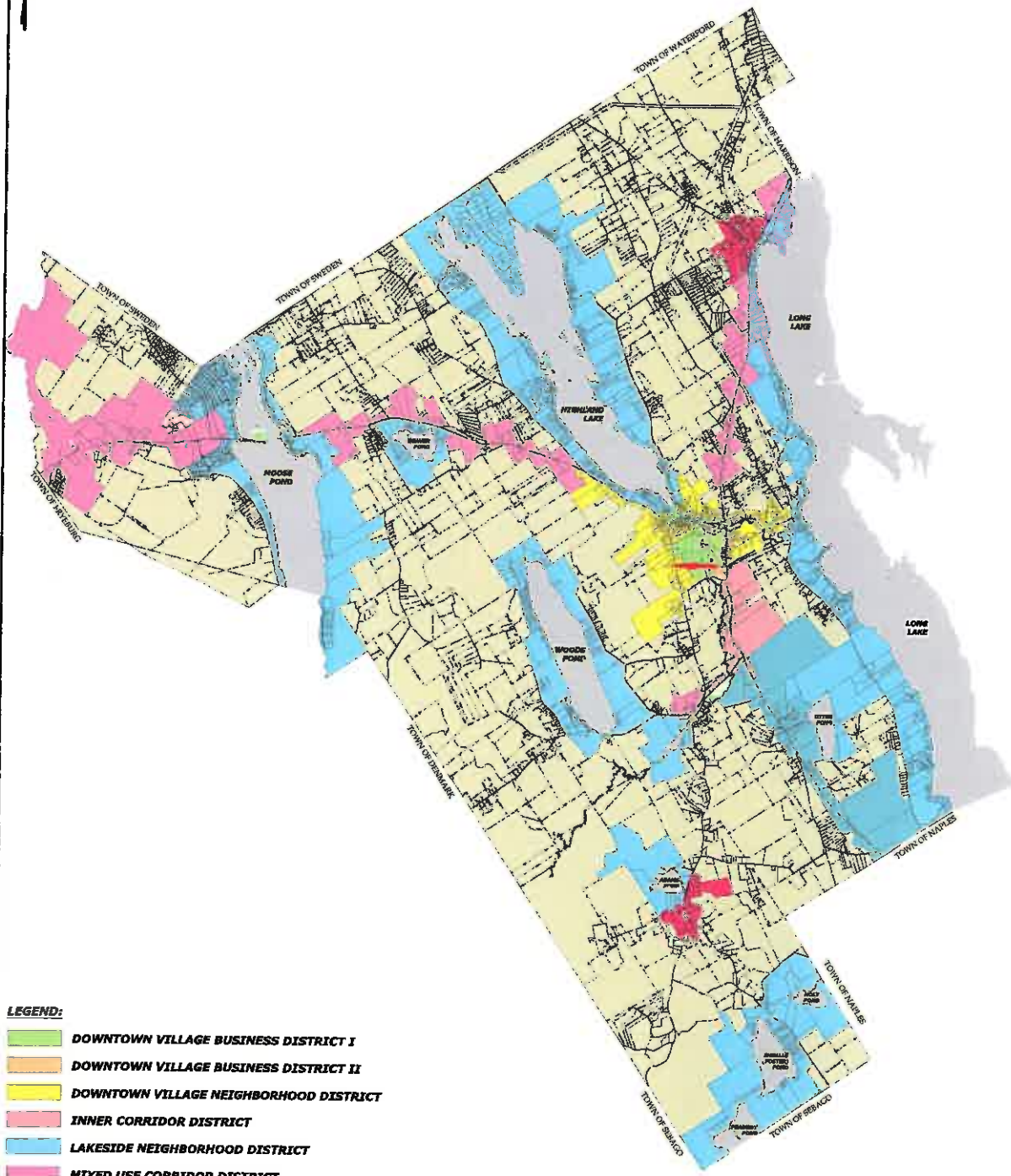
**Water Extraction, Large Scale** — Extraction of water from ground water sources, aquifers, springs or wells in a total daily amount on any given day of more than 50,000 gallons or more than 1,000,000 gallons annually, as extracted by the same individual or entity, or a consortium or association of individuals or entities, regardless of the number of extraction facilities utilized.

**Water Extraction, Small Scale** — Extraction of water from ground water sources, aquifers, springs or wells in a total daily amount on any given day of 50,000 gallons or less s or 1,000,000 gallons or less annually, as extracted by the same individual or entity, or consortium or association of individuals or entities, regardless of the number of extraction facilities utilized; does not include extraction of water which is accessory to residential uses or dwellings.

**Wind Farm** — A facility that uses equipment that convert, stores and transfers energy from wind into usable forms of energy including any base, blade, foundation, generator, nacelle, rotor, tower, transformer, turbine, vane, wire, and other component of the system.

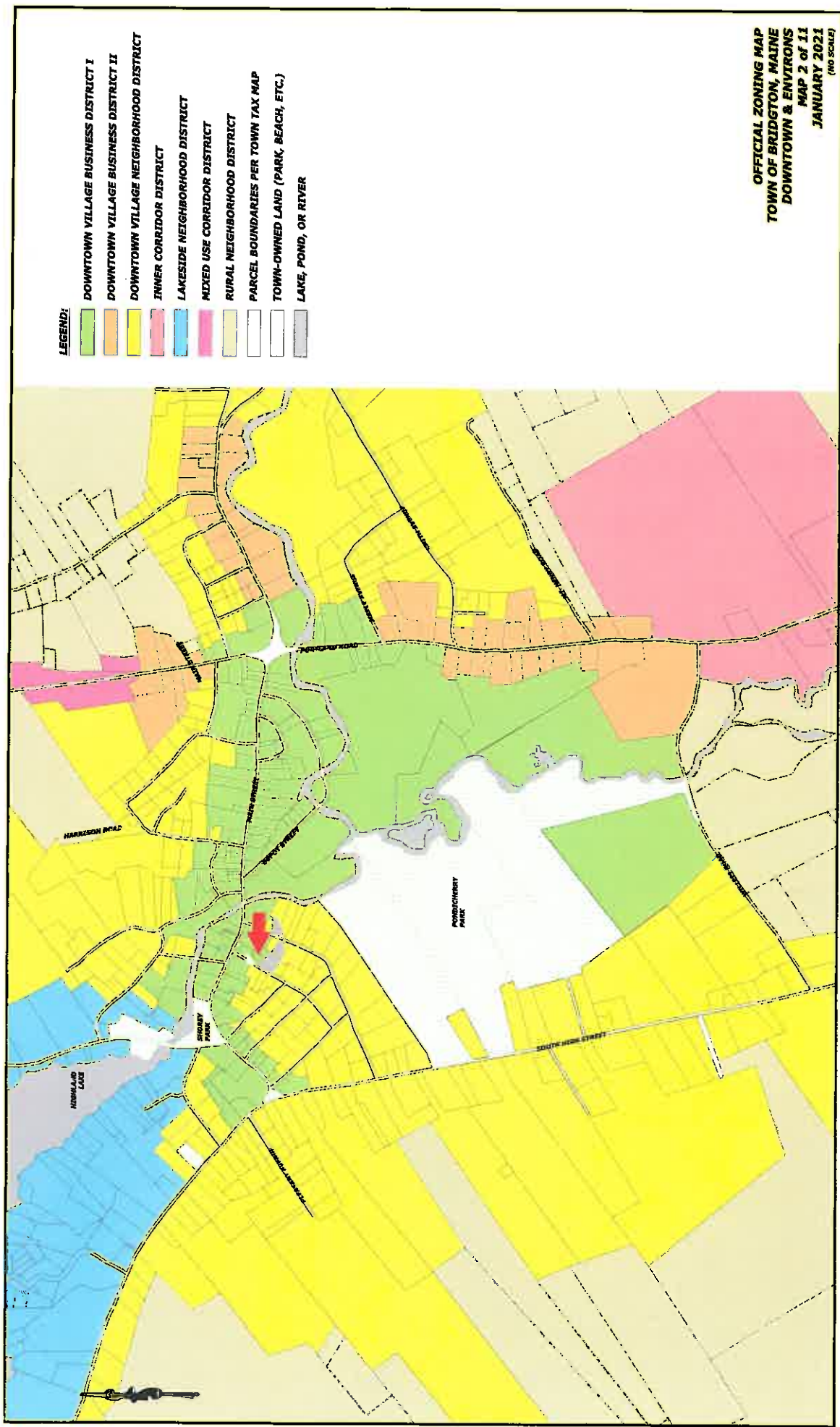
**ARTICLE VII. APPENDICES**

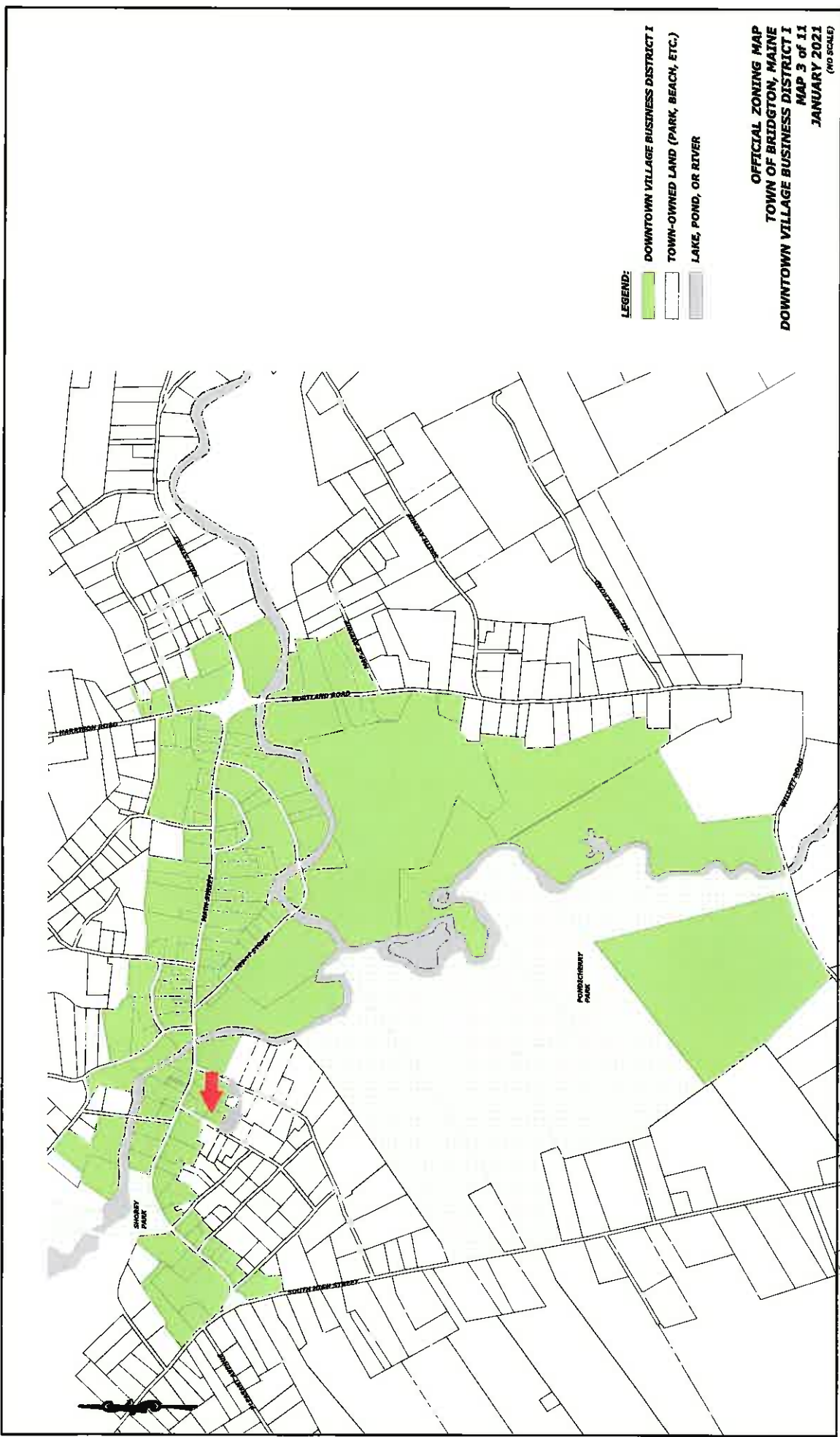
**Section 1. Official Zoning Maps**

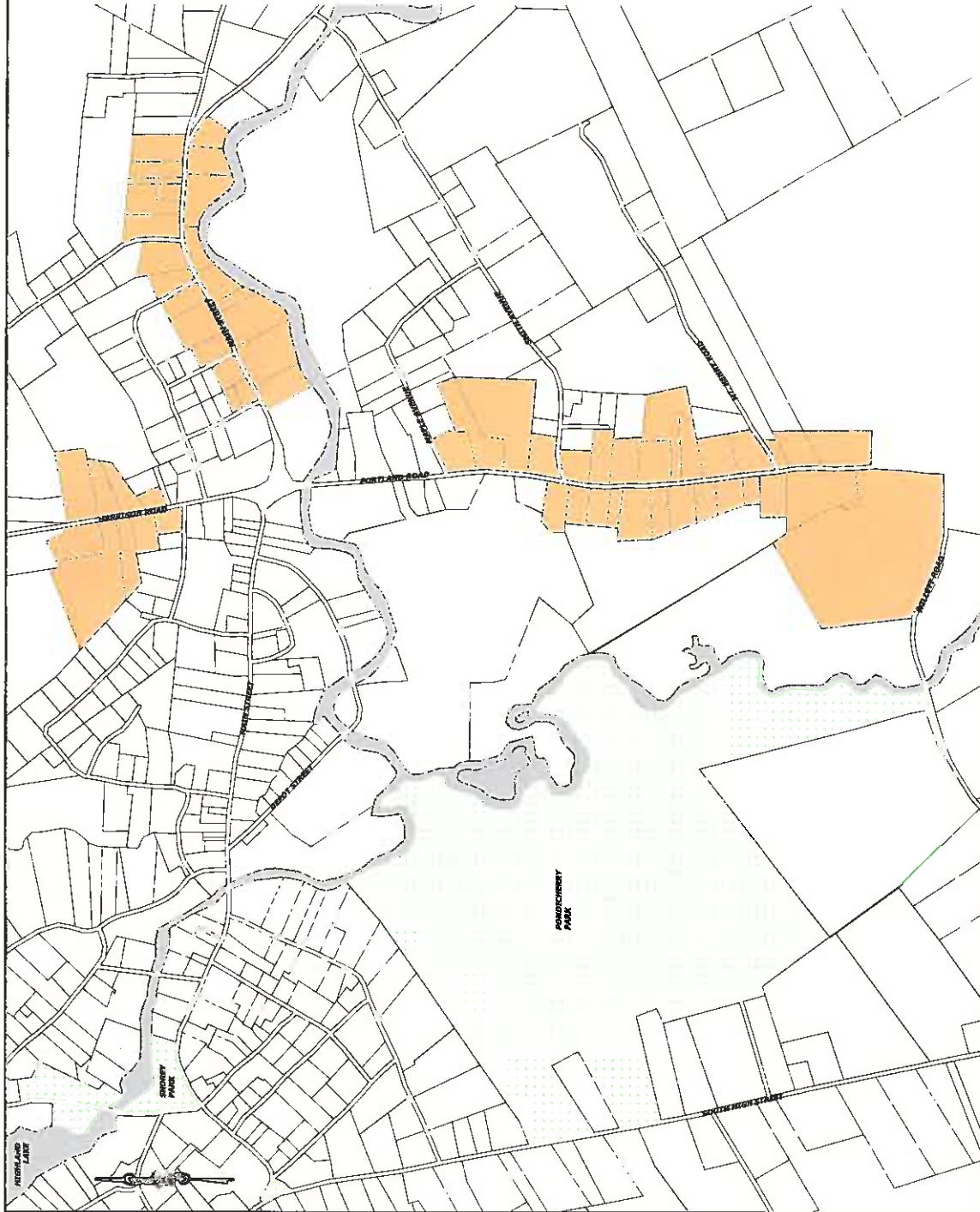


- LEGEND:**
- DOWNTOWN VILLAGE BUSINESS DISTRICT I
  - DOWNTOWN VILLAGE BUSINESS DISTRICT II
  - DOWNTOWN VILLAGE NEIGHBORHOOD DISTRICT
  - INNER CORRIDOR DISTRICT
  - LAKESIDE NEIGHBORHOOD DISTRICT
  - MIXED USE CORRIDOR DISTRICT
  - OUTER CORRIDOR DISTRICT
  - OUTER VILLAGE DISTRICT
  - RURAL NEIGHBORHOOD DISTRICT
  - PARCEL BOUNDARIES PER TOWN TAX MAP
  - TOWN-OWNED LAND (PARK, BEACH, ETC.)
  - LAKE, POND, OR RIVER




**OFFICIAL ZONING MAP**  
**TOWN OF BRIDGTON, MAINE**  
 MAP 1 of 11  
**JANUARY 2021**  
 (NO SCALE)





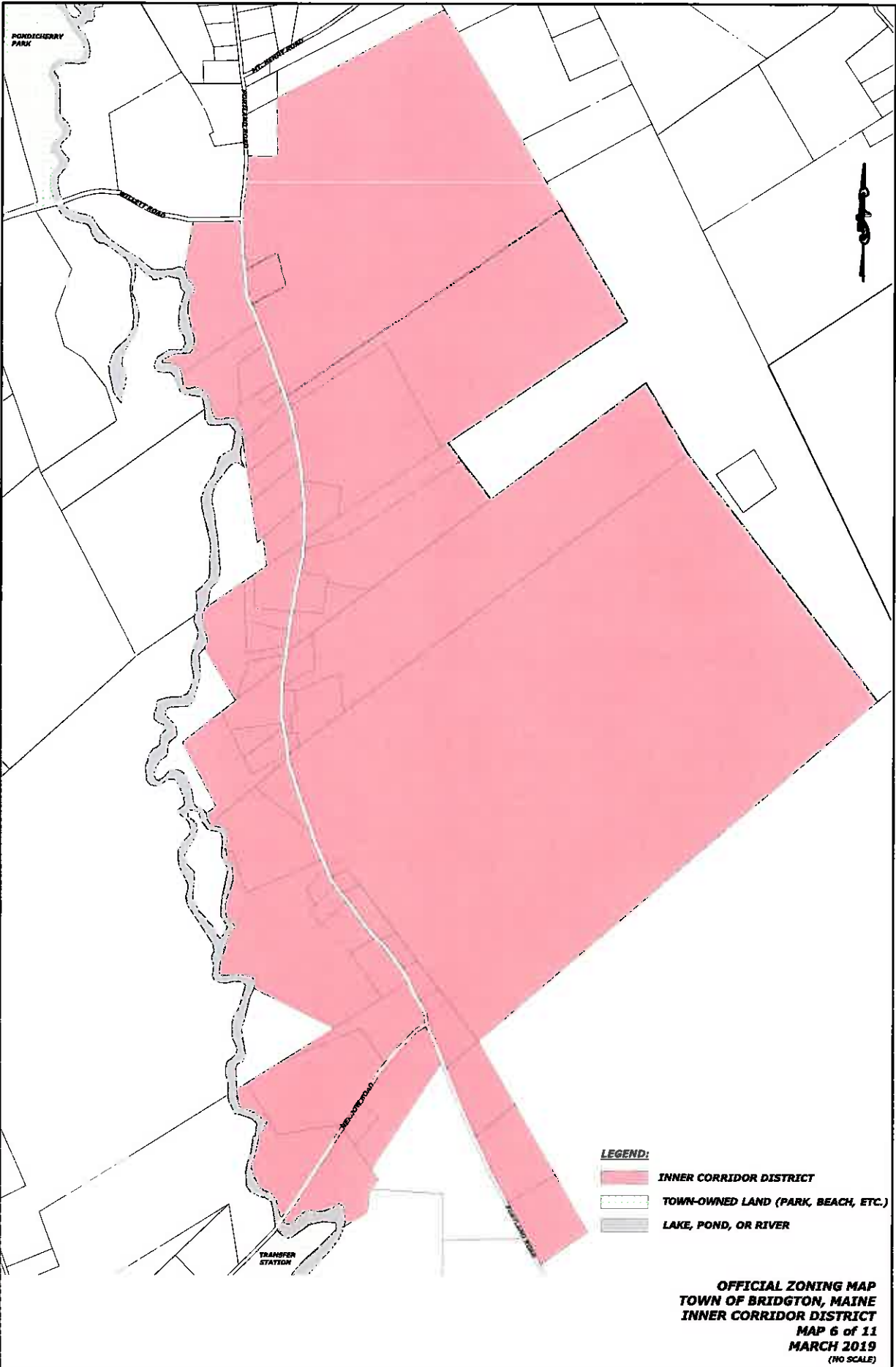


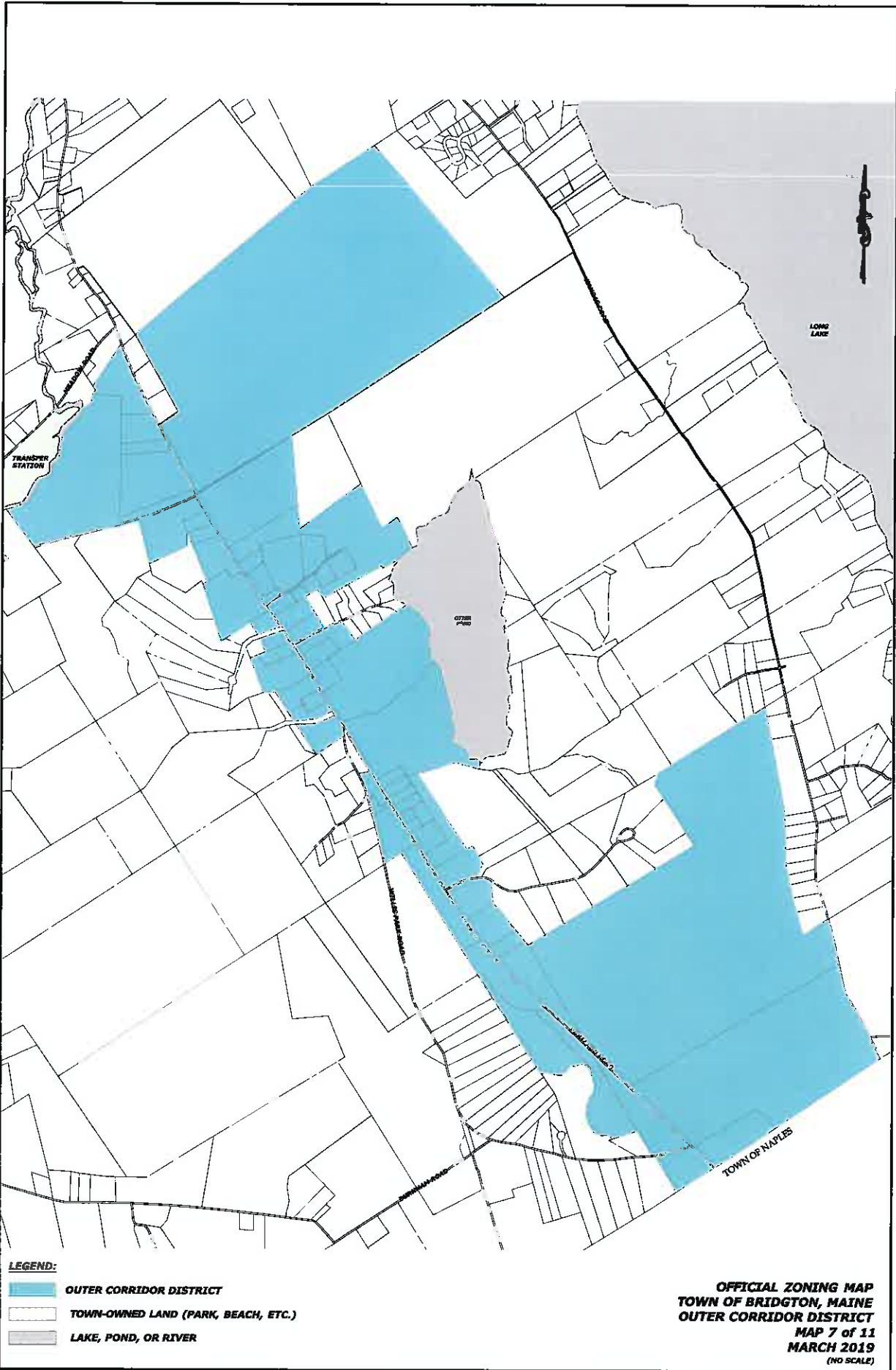
**LEGEND:**

-  DOWNTOWN VILLAGE BUSINESS DISTRICT II
-  TOWN-OWNED LAND (PARK, BEACH, ETC.)
-  LAKE, POND, OR RIVER

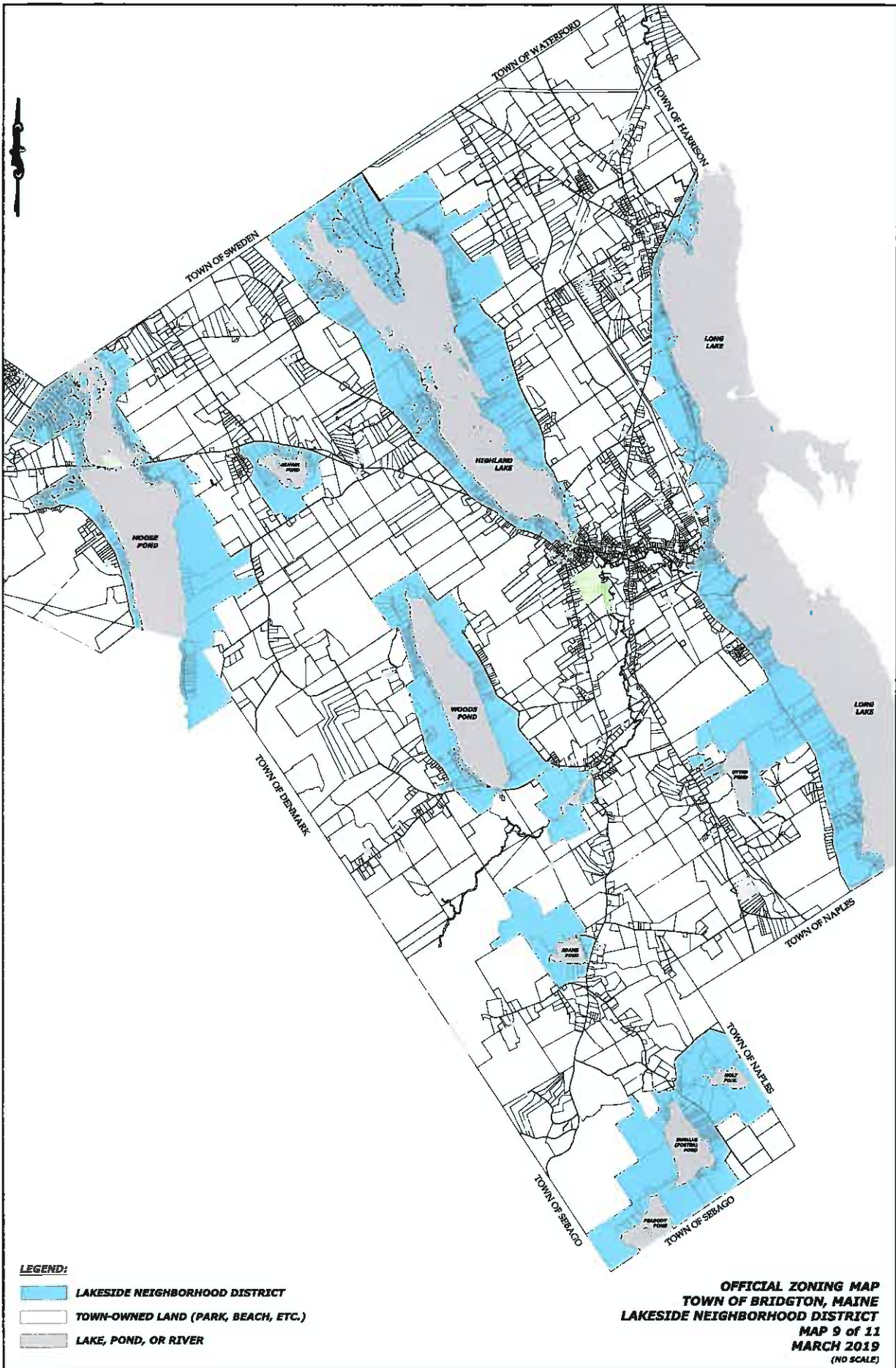
**OFFICIAL ZONING MAP  
TOWN OF BRIDGTON, MAINE  
DOWNTOWN VILLAGE BUSINESS DISTRICT II  
MAP 4 of 11  
MARCH 2019  
(NO SCALE)**

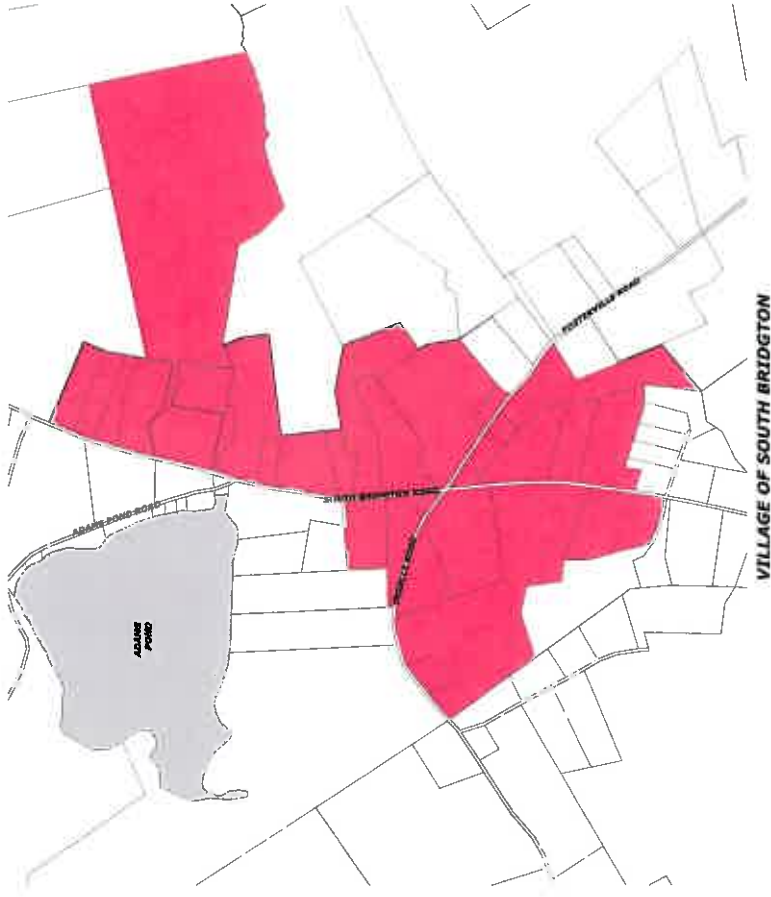
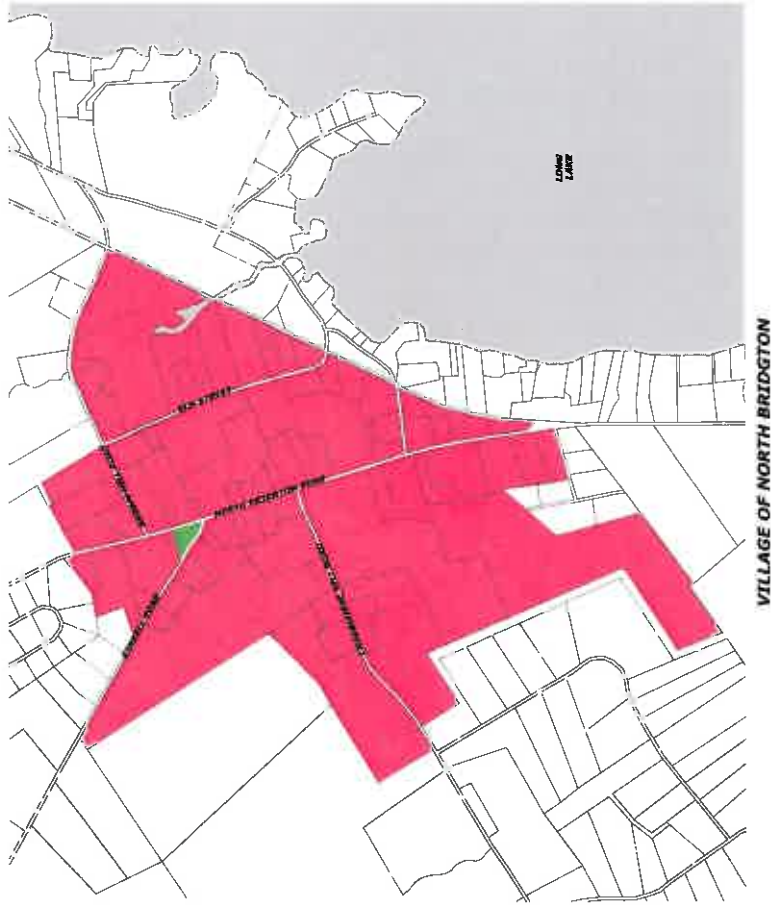






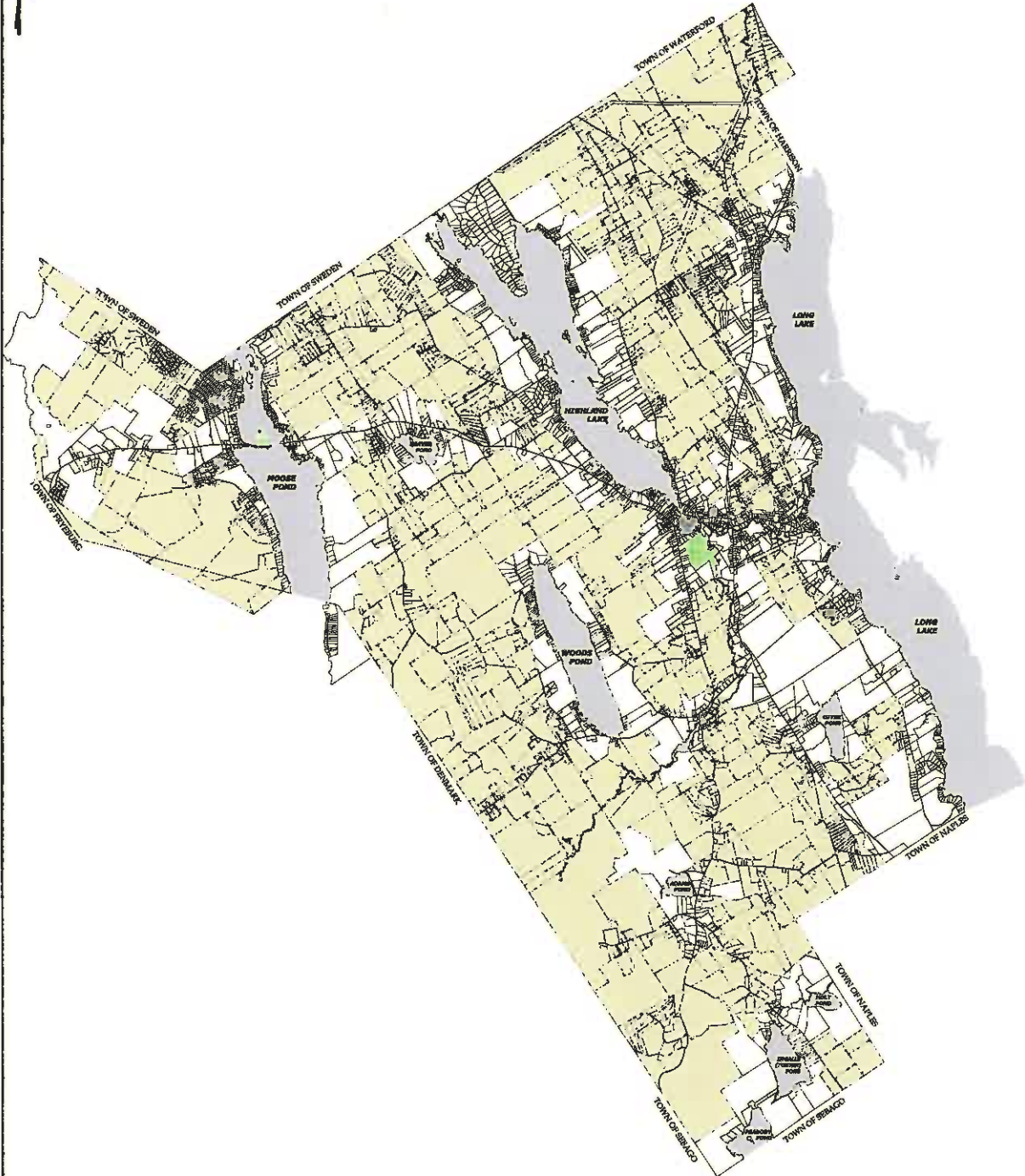









- LEGEND:
- OUTER VILLAGE DISTRICT
  - TOWN-OWNED LAND (PARK, BEACH, ETC.)
  - LAKE, POND, OR RIVER

OFFICIAL ZONING MAP  
TOWN OF BRIDGTON, MAINE  
OUTER VILLAGE DISTRICT  
MAP 10 of 11  
MARCH 2019  
(NO SCALE)



**LEGEND:**

-  RURAL NEIGHBORHOOD DISTRICT
-  TOWN-OWNED LAND (PARK, BEACH, ETC.)
-  LAKE, POND, OR RIVER

**OFFICIAL ZONING MAP  
TOWN OF BRIDGTON, MAINE  
RURAL NEIGHBORHOOD DISTRICT  
MAP 11 of 11  
MARCH 2019  
(NO SCALE)**

**CERTIFICATE OF COMMITMENT OF SEWER USER RATES  
COMMITMENT #248**

**To: Robert A. Peabody, Jr., the Treasurer of the Municipality of Bridgton, Maine.**

Attached is a true list of the sewer rates established by us pursuant to 30-M.R.S. § 3406 for those properties, units and structures on **Route 1**, required by local and State Law to pay a sewer rate to the municipality, for the **period beginning 1 November 2020 and ending 31 January 2021**. This list is comprised of 2 pages which are attached to this certificate.

The date on which the rates included in this list are **due and payable is 23 March, 2021**. You are hereby required to collect from each person named in the attached list, his or her respective amount as indicated in the list; **the sum-total being \$7,996.91**. You are hereby required to charge interest at a rate of 6.0% per annum on any unpaid account balance. You are hereby authorized to collect these rates and any accrued interest by any means legally available to you under State Law.

Given under our hands this **23<sup>rd</sup> day of February, 2021**.

\_\_\_\_\_  
Liston E. Eastman

\_\_\_\_\_  
Glenn R. Zaidman

\_\_\_\_\_  
Carmen Lone

\_\_\_\_\_  
G. Frederick Packard

\_\_\_\_\_  
Paul Tworog

# Billing Edit Report

Seq	Previous	Current	Cons	Water	Sewer	Total	Acct	Name	Location
Book #	1								
*1	1470000	1476900	6900	0.00	1,525.21	1,525.21	198	HILL STREET TERRACE HOUSING CORPORATION 0014-0077	42 WAYSIDE AVE.
*2	12000	12100	100	0.00	102.29	102.29	206	WHERE ITS AT LLC 0023-0019	4 NULTY ST.
*3	28500	28800	300	0.00	109.27	109.27	207	BRIDGTON PUBLIC LIBRARY 0023-0145	1 CHURCH ST.
*4	124100	126100	2000	0.00	959.00	959.00	208	HAYES JR., ALLEN S 0023-0015	112 MAIN ST.
*5	23780	24200	420	0.00	311.06	311.06	209	HEBB, HENRY; ETAL 0023-0146	109 MAIN ST.
*6	227600	233500	5900	0.00	304.71	304.71	210	HAYES JR., ALLEN S 0023-0014	118 MAIN ST.
*7	167000	171000	4000	0.00	633.60	633.60	211	108 MAIN STREET, LLC 0023-0012	108 MAIN ST.
8	0	0	0	0.00	0.00	0.00	9683	N.F.I. North, Inc.	7 Nulty Street
*9	230000	232700	2700	0.00	687.03	687.03	213	BROWN, C N 0022-0094	93 MAIN ST.
*10	24050	24260	210	0.00	1,192.93	1,192.93	217	CHALMERS BROTHERS, LLC 0022-0092	88 MAIN ST.
*11	2400	3000	600	0.00	218.54	218.54	219	EVERGREEN, JUDITH A 0022-0096	63 MAIN ST.
*13	30987	30987	0	0.00	395.20	395.20	220	WILE, TIMOTHY S 0022-0090	76 MAIN ST.
*14	76800	77000	200	0.00	204.58	204.58	785	C & P NEW HORIZONS, LLC 0022-0091	82 MAIN ST.
*15	7585	7585	0	0.00	98.80	98.80	221	EVERGREEN, JUDITH A 0022-0097	59 MAIN ST.
*16	166800	170800	4000	0.00	1,028.80	1,028.80	225	LAKE VIEW SUITES, LLC 0022-0099	2 WALKER ST.
*17	36370	36870	500	0.00	116.25	116.25	4091	THE CARRY ALL CORNER, LLC 0023-0147	103 MAIN ST.
*18	12820	13020	200	0.00	105.78	105.78	4092	THE CARRY ALL CORNER, LLC 0023-0147	103 MAIN ST.
Book 1 Total:				0.00	7,993.05	7,993.05			
Total:				0.00	7,993.05	7,993.05			

## Consumption Report

Book	SEWER	RESRV	EDU	4	5	6	7	8	9	Total
1	28,030	0	0	0	0	0	0	0	0	28,030
Total:	28,030	0	0	0	0	0	0	0	0	28,030

# Billing Edit Report

## Calculation Summary Report

<u>Water</u>		<u>Sewer</u>	
Override	0.00	Override	0.00
Flat	0.00	Flat	0.00
Units	0.00	Units	7,014.80
Consumption	0.00	Consumption	978.25
Miscellaneous	0.00	Miscellaneous	0.00
Adjustments	0.00	Adjustments	0.00
Tax	0.00	Tax	0.00
<b>Total</b>	<b>0.00</b>	<b>Total</b>	<b>7,993.05</b>

## User Category Summary

<u>Category</u>	<u>Water</u> Count	Cons	Amount	<u>Category</u>	<u>Sewer</u> Count	Cons	Amount
				1 SEWER METER	17	28030	7,993.05

**TOWN OF BRIDGTON COMMITTEE APPLICATION**

**3 Chase Street, Suite 1  
Bridgton, Maine 04009  
207-647-8786  
www.bridgtonmaine.org**

Interested in participating on the Town's Investment Committee.

Applicant's Name: Roseana D. Richards

Address: 17 Tarry A While Rd, Bridgton, ME & 530 Kemp Rd, Suwanee, GA 30024 (permanent address)

Phone (Day): (678) 361-5303 (Evening) (678) 361-5303

E-mail address: info@tarryawhileresort.com

Personal background information (education, related experience, etc.) \_\_\_\_\_

*Please see attached sheet*

Occupation: Co-owner of Tarry A While Resort, Bridgton

What goal and objectives do you have for this Committee? To work with other Committee Members

and the hired Investment Manager to responsibly enhance the financial performance of the Town's invested funds.

Other Information: I enjoy volunteering and look forward to the opportunity to provide a meaningful

contribution to serve the Town.

Availability for Meetings: ☒ Late Afternoons ☒ Evenings ☒ Weekdays

Roseana D. Richards  
Applicant's Signature

02 / 17 / 2021  
Date

**FOR MUNICIPAL USE ONLY**

Application received on 2 / 18 / 20 21

Application received by R (initials)

Board of Selectmen will consider this application on 2 / 23 / 20 21

Applicant was:

☐ appointed for the following term \_\_\_\_\_

☐ not appointed

Date: \_\_\_\_/\_\_\_\_/20\_\_\_\_

Municipal Officers/Board of Selectmen:

_____	• Liston E. Eastman, Chairman
_____	• Glenn R. Zaidman, Vice-Chairman
_____	• Paul Tworog
_____	• G. Frederick Packard
_____	• Carmen E. Lone

Applicant Notified of Board decision on: \_\_\_\_/\_\_\_\_/20\_\_\_\_

Applicant Notified by \_\_\_\_\_ (initials)

This form to be returned to the Municipal Clerk for filing.

### **Personal Background Information for Roseana Richards for the Town Investment Committee**

Roseana graduated with distinction from the University of Maine, Orono, in 1985 with a Bachelor of Science degree in Mechanical Engineering. Shortly after graduating from UMO, Roseana and her husband, Dan Richards, moved to the suburbs of Atlanta, GA where she was employed in the Architectural and Engineering Consulting Industry which focuses on the design and construction of the built environment. Her professional career included employment primarily in two distinguished consulting firms: Robert & Company (1986-1993) and Pond & Company (1993-2017). Roseana retired from her position as the Sr. Vice President of Risk Management from Pond & Company in January 2017.

Roseana served the Georgia engineering community in various volunteer capacities, most notably as a Board Member of the American Council of Engineering Companies (ACEC) of Georgia from 2008 to 2017. She served as Secretary, Treasurer, President Elect and then as President of the Board (2015-2016). Roseana was also heavily engaged in several volunteer roles for the Georgia Engineering Foundation (GEF). GEF, also a non-profit organization, focuses on promoting engineering to Georgia students, through outreach programs, but primarily supporting engineering students through their scholarship program. Roseana served on GEF's Board of Directors from 2006-2016. Her significant contributions were as Scholarship Chair (2006-2009), and then as Treasurer (2009-2012). GEF's Board is responsible for managing approximately \$750,000 in endowment funds with assistance from Merrill Lynch as a financial advisor. GEF annually awards approximately 40 scholarships ranging in value from \$1000 to \$5000 to eligible Georgia engineering students.

After retirement from her engineering career in early 2017, Roseana joined her husband, Dan (also a mechanical engineer) in the daily operations of Tarry A While Resort in Bridgton. The Richards purchased Tarry A While Resort in November 2013. In her spare time, Roseana enjoys many creative hobbies such as sewing, oil painting, photography and doing various arts and crafts. She also takes an active interest in following the financial markets as it relates to their personal investments. Roseana and Dan have three adult children who live in the metro Atlanta area and Washington DC.

## Investment Committee Roster

<b>Name</b>	Chandel, Tom	<b>Title</b>
<b>Address</b>	PO BOX 7	
<b>E-Mail</b>	BRIDGTON ME 04009	
<b>Work</b>	tomchand@gwi.net	
	(207)647-5711	
<b>Name</b>	Creem, Tim	<b>Title</b>
<b>Address</b>	PO Box 38	
<b>E-Mail</b>	Bridgton ME 04009	
<b>Work</b>	timcreem@hotmail.com	
<b>Home</b>	(207)647-8909	
<b>Cell</b>		
<b>Other</b>		
<b>Name</b>	Eastman, Liston E.	<b>Title</b> Liaison
<b>Address</b>	6 Hurley Road	
<b>E-Mail</b>	Bridgton ME 04009	
<b>Work</b>	selectmaneastman@bridgtonmaine.org	
<b>Home</b>		
<b>Cell</b>	(207)577-0439	
<b>Other</b>		
<b>Name</b>	Gibbons, Albert "Ted" E. Jr.	<b>Title</b>
<b>Address</b>	676 UPPER RIDGE ROAD	
<b>E-Mail</b>	Bridgton ME 04009	
<b>Work</b>	albert.e.gibbons@gmail.com	
<b>Home</b>	(207)647-2523	
<b>Cell</b>	(207)776-8732	
<b>Other</b>		
<b>Name</b>	Nicholson, Norman C. Jr.	<b>Title</b> Chairman
<b>Address</b>	PO Box 306	
<b>E-Mail</b>	Bridgton ME 04009	
<b>Work</b>	normeln@roadrunner.com	
<b>Home</b>	(207)647-8934	
<b>Cell</b>	(207)312-3314	
<b>Other</b>		

## Investment Committee Roster

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<b>Name</b>	Peabody, Robert A. Jr.	<b>Title</b>	Ex-Official
<b>Address</b>	Town of Bridgton 3 Chase Street, Suite 1 Bridgton ME 04009		
<b>E-Mail Work</b>	townmgr@bridgtonmaine.org (207)647-8786		

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<b>Name</b>	Sullivan, Patrick "Skip"	<b>Title</b>	
<b>Address</b>	480 Upper Ridge Road  Bridgton ME 04009		
<b>E-Mail Work Home Cell Other</b>	skip.sullivan@gmail.com   (203)214-4594		